# NOTICE OF MEETING AND AGENDA
# REGULAR COUNCIL MEETING

**Monday, October 21, 2024, 7:00 PM**
**Memorial Hall, 290 Esplanade Avenue,**
**Harrison Hot Springs, BC V0M 1K0**

**THIS MEETING WILL BE CONDUCTED IN-PERSON AND VIA ZOOM VIDEO CONFERENCE**

## 1. CALL TO ORDER

Meeting called to order by Mayor Talen

Acknowledgement of Sts'ailes traditional territory.

## 2. INTRODUCTION OF LATE ITEMS

## 3. APPROVAL OF AGENDA

## 4. ADOPTION OF COUNCIL MINUTES

(a) THAT the Regular Council Meeting Minutes of October 7, 2024 be adopted. **Page 1**

## 5. BUSINESS ARISING FROM THE MINUTES

## 6. CONSENT AGENDA

| | | |
|---|---|---|
| **i. Bylaws** | | |
| **ii. Agreements** | | |
| **iii. Committee/ Commission Minutes** | (a) Advisory Planning Commission Meeting Minutes dated August 26, 2024 | **Page 13** |
| | (b) Accessibility Committee Meeting Minutes dated September 4, 2024 | **Page 15** |
| **iv. Correspondence** | | |

## 7. DELEGATIONS/PETITIONS

(a) Deb Zemanek, B.A. Blackwell **Page 19**
Re: Community Wildfire Resiliency Plan

Recommendation:

THAT the 2024 Community Wildfire Resiliency Plan prepared by B.A. Blackwell and Associates be adopted.

(b) Shannon Story, Lower Mainland Local Government Association **Page 135**
Re: LMLGA Membership Overview

(c) Peg Francis, Willy Pederson & Kevin Penney, UNITE HERE Local 40
Re: Ongoing Labour Dispute with the Harrison Hot Springs Resort

| | |
|---|---|
| **8. CORRESPONDENCE** | |
| (a) Letter dated October 7, 2024 from BC Timber Sales Office<br>Re: Proposed BC Timber Sales Operating Plan 643-9 | **Page 143** |
| (b) Email dated October 13, 2024 from Rod & Sheila Blundell<br>Re: Harrison Watersports | **Page 145** |
| (c) Email dated October 14, 2024 from Giuseppe Corrado<br>Re: Harrison Watersports | **Page 147** |
| (d) Letter dated October 14, 2024 from Robert Hanbury<br>Re: Harrison Watersports | **Page 149** |
| (e) Letter dated October 14, 2024 from Ministry of Housing<br>Re: UBCM Summary and Response | **Page 151** |
| (f) Email dated October 16, 2024 from Alkarim and Joy Amersi<br>Re: Harrison Watersports | **Page 153** |
| (g) Letter dated October 16, 2024 from Chantal Lamb<br>Re: Harrison Watersports | **Page 155** |
| (h) Letter dated October 16, 2024 from John Allen<br>Re: Release of Contracts | **Page 157** |
| (i) Letter dated October 16, 2024 from John Allen<br>Re: Reading Public Letters | **Page 159** |
| (j) Public Concern form dated October 16, 2024 from Natasha Yakub<br>Re: Harrison Watersports | **Page 161** |
| **9. BUSINESS ARISING FROM CORRESPONDENCE** | |
| | |
| **10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS** | |
| | |
| **11. REPORTS FROM MAYOR** | |
| | |
| **12. REPORTS FROM STAFF** | |
| (a) Report of Community Services Manager dated October 21, 2024<br>Re: Accessibility Plan<br><br>Recommendation:<br><br>THAT Council adopt the Village of Harrison Hot Springs 2024 Accessibility Plan as presented. | **Page 163** |

(b) Report of Chief Administrative Officer dated October 21, 2024 — Page 179
Re: Council Retreat and Strategic Planning

Recommendation:

Option 1:

THAT the Council Retreat and Strategic Planning Session with Council, staff, the Planning Consultant and Ron Poole be held at a location outside of Harrison Hot Springs to be funded by surplus at a cost of up to $15,000.

Option 2:

THAT the Council Retreat and Strategic Planning Session with Council, staff, the Planning Consultant and Ron Poole be held at a location within Harrison Hot Springs to be funded by surplus at a cost of up to $4,000.

(c) Report of Planning Consultant dated October 21, 2024 — Page 181
Re: Review of the FVRD Electoral Area C OCP Bylaw No. 1747, 2024

Recommendation:

THAT staff be authorized to inform the Fraser Valley Regional District Board that the Village of Harrison Hot Springs has reviewed their Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills Bylaw No. 1747, 2024 and has deemed the Village's interests to be unaffected.

**13. BYLAWS**

(a) Report of Community Services Manager dated October 21, 2024 — Page 187
Park Regulation Amendment Bylaw No. 1212, 2024

Recommendation:

THAT Park Regulation Amendment Bylaw No. 1212, 2024 be introduced and given first reading; and

THAT Park Regulation Amendment Bylaw No. 1212, 2024 be given second and third readings.

(b) Development Approval Information Bylaw No. 1210, 2024 — Page 193

Recommendation:

THAT Development Approval Information Bylaw No. 1210, 2024 be adopted.

(c) Report of Planning Consultant dated October 21, 2024 **Page 203**
Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024

Recommendation:

THAT Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024 be introduced and given first reading; and

THAT Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024 be given second and third reading.

**14. NEW BUSINESS**

(a) New Business from Mayor Talen
Re: Councillor Appointments

Recommendation:

THAT Councillor Schweinbenz be appointed as Council Liaison to Community Futures North Fraser.

**15. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)**

**16. ADJOURNMENT**

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS**
**MINUTES OF THE REGULAR MEETING OF COUNCIL**

**DATE:** Monday, October 7, 2024
**TIME:** 7:00 p.m.
**PLACE:** Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

**IN ATTENDANCE:** Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Fire Chief, Curtis Genest

**ABSENT:**

## 1. CALL TO ORDER

Deputy Mayor Vidal called the meeting to order at 7:00 p.m. and acknowledged the traditional territory of Sts'ailes.

Deputy Mayor Vidal thanked past and current Council members and the oublic, stating that it was an honour to serve the community as Deputy Mayor for the past several weeks.

Councillor-elect Mark Schweinbenz read out his Oath of Office and was sworn in by the Corporate Officer.

Deputy Mayor Vidal invited Councillor Schweinbenz to take his seat at the Council table.

Mayor-elect Fred Talen read out his Oath of Office and was sworn in by the Corporate Officer.

Deputy Mayor Vidal invited Mayor Talen to take his seat at the Council table and the chair was turned over to Mayor Talen.

Mayor Talen thanked past and current Council members, staff, and the public.

## 2. INTRODUCTION OF LATE ITEMS

None.

## 3. APPROVAL OF AGENDA

**Moved by Councillor Facio**
**Seconded by Councillor Jackson**

THAT the agenda be approved.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-01*

## 4. ADOPTION OF COUNCIL MINUTES

**Moved by Councillor Vidal**
**Seconded by Councillor Jackson**

THAT the Special Pre-Closed Council Meeting Minutes of September 4, 2024 be adopted.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-02*

**Moved by Councillor Vidal**
**Seconded by Councillor Schweinbenz**

THAT the Regular Council Meeting Minutes of September 9, 2024 be adopted.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-03*

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT the Special Pre-Closed Council Meeting Minutes of September 13, 2024 be adopted.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-04*

## 5. BUSINESS ARISING FROM THE MINUTES

None.

## 6. CONSENT AGENDA

iv. (a) Letter dated September 25, 2024 from the City of Merritt to Deputy Minister of Finance
Re: Burden of Delinquent Taxes

(b) Email dated September 25, 2024 from the Ministry of Children and Family Development
Re: Foster Family Month

**Moved by Councillor Jackson**
**Seconded by Councillor Schweinbenz**

THAT the consent agenda be received.

**Amendment Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT item 6(iv)(b) be removed from the consent agenda and added to correspondence as item 8(c).

**CARRIED UNANIMOUSLY**
*RC-2024-10-05*

Council voted on the main motion as amended.

**CARRIED UNANIMOUSLY**
*RC-2024-10-06*

## 7. DELEGATIONS/PETITIONS

None.

## 8. CORRESPONDENCE

(a) Letter dated October 1, 2024 from Mark Sippola
Re: Harrison Watersports

(b) Public Concern Form & Email dated October 1, 2024 from Chantal Lamb
Re: Harrison Watersports

(c) Letter dated September 25, 2024 from the City of Merritt to the Deputy Minister of Finance
Re: Burden of Delinquent Taxes

**Moved by Councillor Jackson**
**Seconded by Councillor Schweinbenz**

THAT the Letter dated October 1, 2024 from Mark Sippola, the Public Concern Form & Email dated October 1, 2024 from Chantal Lamb and the Letter from the City of Merritt dated September 25, 2024 from be received.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-07*

## 9. BUSINESS ARISING FROM CORRESPONDENCE

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT staff be directed to send a letter of support to the City of Merritt regarding the burden of delinquent taxes.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-08*

## 10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

**Councillor Schweinbenz**
- Spoke on the recent by-election and goals for the future.

**Councillor Jackson**
- Fraser Valley Regional Library Board (Municipal Director)
    - Attended a meeting
- Tourism Harrison – No Report
- Attended the UBCM Conference from September 16-20, 2024

**Councillor Vidal**
- Community Futures North Fraser Board of Directors
    - Attended a meeting on September 4, 2024
- Corrections Canada Citizen's Advisory Committee
    - Attended a meeting on October 2, 2024
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the Lets'emot C2C meeting on September 11, 2024
- Attended the Agassiz Fall Fair on September 14, 2024
- Attended the Terry Fox Run on September 15, 2024
- Attended the UBCM Conference from September 16-20, 2024 and reported on various Council and LMLGA Executive Board meetings with Ministers and staff
- Attended the Sts'ailes Walk for National Day of Truth & Reconciliation on September 30, 2024
- Attended the opening of the Regional Fire Training Centre at the Agassiz Fire Hall on October 6, 2024

**Councillor Facio**

- Fraser Valley Regional District Board (Municipal Director) – No Report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the UBCM Conference from September 16-20, 2024

## 11. MAYOR'S REPORT

- Attended the Sts'ailes Walk for National Day of Truth & Reconciliation on September 30, 2024

## 12. REPORTS FROM STAFF

(a) Report of Chief Election Officer dated October 7, 2024
Re: 2024 By-Election Results

**Moved by Councillor Facio**
**Seconded by Councillor Jackson**

THAT the report of the Chief Election Officer dated October 7, 2024 regarding the results of the 2024 Municipal By-Election be received.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-09*

(b) Report of Corporate Officer dated October 7, 2024
Re: Council Liaison and Committee Appointments

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT Council suspend the rules under section 23 of the Council Procedure Bylaw No. 1164, 2021 to allow for discussion on the matter of Council Liaison and Committee Appointments prior to a motion being moved or seconded.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-10*

**Moved by Councillor Vidal**
**Seconded by Councillor Facio**

THAT Councillor Schweinbenz be appointed as Council liaison to Agassiz-Harrison Historical Society.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-11*

**Moved by Councillor Facio**
**Seconded by Councillor Schweinbenz**

THAT Councillor Vidal be appointed as Council liaison to the Agassiz-Harrison Healthy Communities.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-12*

**Moved by Councillor Facio**
**Seconded by Councillor Schweinbenz**

THAT Mayor Talen be appointed to the Age-Friendly Committee.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-13*

**Moved by Councillor Vidal**
**Seconded by Councillor Jackson**

THAT Councillor Schweinbenz be appointed to the Environmental Advisory Committee.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-14*

**Moved by Councillor Schweinbenz**
**Seconded by Councillor Facio**

THAT staff be directed to put out a call for additional Environmental Advisory Committee members.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-15*

**Moved by Councillor Vidal**
**Seconded by Councillor Jackson**

THAT Mayor Talen be appointed as Council liaison to the Harrison Agassiz Chamber of Commerce.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-16*

**Moved by Councillor Jackson**
**Seconded by Councillor Schweinbenz**

THAT Mayor Talen be appointed to serve as the Council representative to the Lets'emot Community to Community Forum.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-17*

(c) Report of Corporate Officer dated October 7, 2024
Re: Deputy Mayor Appointments

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT the following members of Council be appointed as Deputy Mayor for 2025:

| | |
|---|---|
| January – April | Councillor Facio |
| May – August | Councillor Vidal |
| September – December | Councillor Schweinbenz |

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-18*

(d) Report of Corporate Officer dated October 7, 2024
Re: 2025 Regular Council Meeting Schedule

**Moved by Councillor Vidal**
**Seconded by Councillor Jackson**

THAT the proposed Regular Council Meeting Schedule for 2025 be approved as submitted.

**CARRIED**
**OPPOSED BY COUNCILLOR SCHWEINBENZ**
*RC-2024-10-19*

**Moved by Councillor Schweinbenz**
**Seconded by Councillor Jackson**

THAT the matter of Council meeting locations for the months of July, August and September be referred to staff to bring a report to Council.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-20*

(e) Report of Chief Administrative Officer dated October 7, 2024
Re: Council Retreat and Strategic Planning

**Moved by Councillor Jackson**
**Seconded by Councillor Vidal**

THAT staff be authorized to engage Poole Consulting to facilitate a training session with Council and assist Council and staff in developing a strategic plan for their remaining term (2025-2026), at a cost of up to $15,000.00 to be funded by surplus.

**Amendment Moved by Councillor Vidal**
**Seconded by Councillor Facio**

THAT the Planning Consultant be invited to attend the Council Retreat and Strategic Planning Session to provide a planning process overview including the role of the Advisory Planning Commission.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-21*

Council voted on the main motion as amended.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-22*

(f) Report of Chief Administrative Officer dated October 7, 2024
Re: Responsible Conduct Framework for Local Government Elected Officials – Request for Input

**Moved by Councillor Vidal**
**Seconded by Councillor Facio**

THAT each Village Council member provide staff with answers to the questions asked in the discussion paper *Potential for Change - Responsible Conduct Framework for Local Government Elected Officials* dated September 2024 for submission to UBCM.

**Amendment Moved by Mayor Talen**
**Seconded by Councillor Schweinbenz**

That the discussion paper be referred to the October 21, 2024 Regular Council Meeting agenda for further discussion.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-23*

Council voted on the main motion as amended.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-24*

(g) Report of Community Services Manager dated October 7, 2024
Re: RMI and RDS Presentation

**Moved by Councillor Facio**
**Seconded by Councillor Schweinbenz**

THAT a select Resort Development Strategy Committee be established to support the drafting of a Resort Development Strategy (RDS) that supports the goals of the Resort Municipality Initiative (RMI) by identifying events and projects to be funded by the RMI program for the years 2025 – 2027; and

THAT Council appoint _____ as the Council representative on the Resort Development Strategy Committee.

**Amendment Moved by Councillor Vidal**
**Seconded by Councillor Facio**

THAT Mayor Talen and Councillor Jackson be appointed as the Council representatives on the Resort Development Strategy Committee.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-25*

Council voted on the main motion as amended.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-26*

(h) Report of Community Services Manager dated October 7, 2024
Re: Sprit Trail Fuel Maintenance

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT the Community Services Manager's report dated October 7, 2024, regarding Spirit Trail Fuel Management be received for information.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-27*

(i) Report of Community Services Manager dated October 7, 2024
Re: Memorial Bench Policy

**Moved by Councillor Vidal**
**Seconded by Councillor Schweinbenz**

THAT Memorial Recognition Policy No. 1.30 be updated with the attached proposed changes.

**Amendment Moved by Councillor Schweinbenz**

THAT Memorial Recognition Policy No. 1.30 be updated to exclude new memorial benches from section i.(g) of the policy.

**MOTION FAILED**
**LACK OF SECONDER**

Council voted on the main motion.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-28*

(j) Report of Director of Operations dated October 7, 2024
Re: Contract Awards

**Moved by Councillor Facio**
**Seconded by Councillor Vidal**

THAT the Director of Operations' report dated October 7, 2024 regarding an update on contract awards be received for information.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-29*

## 13. BYLAWS

None.

## 14. NEW BUSINESS

None.

## 15. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)

Questions from the public were entertained.

**Moved by Councillor Jackson**
**Seconded by Councillor Facio**

THAT the meeting be adjourned at 9:25 p.m.

**CARRIED**
**UNANIMOUSLY**
*RC-2024-10-30*

Fred Talen
Mayor

Amanda Graham
Corporate Officer

# VILLAGE OF HARRISON HOT SPRINGS
# ADVISORY PLANNING COMMISSION MEETING

**DATE:** Monday, August 26, 2024
**TIME:** 9:00 a.m.
**PLACE:** Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

**IN ATTENDANCE:** Andy Strothotte (Chair)
Judy Duffus
Allan Garneau
Ron Logan

Corporate Officer, Amanda Graham
Planning Consultant, Ken Cossey

**ABSENT:** Julie Chamberlain
Robert Guimont
Kimbal Solar

## 1. CALL TO ORDER

The Corporate Officer called the meeting to order at 9:02 a.m.

**Moved by Allan Garneau**
**Seconded by Judy Duffus**

THAT Andy Strothotte be appointed as Chair of the Advisory Planning Commission.

**CARRIED**
**UNANIMOUSLY**
*APC-2024-08-01*

## 2. INTRODUCTION OF LATE ITEMS

## 3. APPROVAL OF AGENDA

**Moved by Judy Duffus**
**Seconded by Chair Strothotte**

THAT the agenda be approved.

**CARRIED**
**UNANIMOUSLY**
*APC-2024-08-02*

## 4. ADOPTION OF MINUTES

**Moved by Allan Garneau**
**Seconded by Judy Duffus**

THAT the Advisory Planning Commission Meeting Minutes of December 7, 2023 be adopted.

At 10:24 a.m. there was a short break due to lack of quorum as Ron Logan exited Council Chambers. The Commission reconvened at 10:26 a.m. upon his return.

Q: How would the Village impose form and character requirements?
A: This is imposed through the Development Permit process. There is a section in the Development Permit that requires the applicant to do the development based on the requirements of the design policies.

Q: Can we have the minutes earlier to ensure the recommendation is correct before it goes before Council?
A: The Corporate Officer will provide a set of draft minutes to the Chair for review once available.

Q: How will Terms of Reference be developed?
A: There is a previous Terms of Reference that can be updated. There is a motion of Council requesting that staff work with the APC to set up a reporting procedure. A draft of the Terms of Reference can be placed on the next agenda for the APC to discuss.

Next Meeting: October 2, 2024 at 7:00 p.m.

## 6. ADJOURNMENT

**Moved by Judy Duffus**
**Seconded by Allan Garneau**

THAT the meeting be adjourned at 10:41 a.m.

**CARRIED UNANIMOUSLY**
*APC-2024-08-04*

Andy Strothotte
Chair

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS**
**MINUTES OF THE ACCESSIBILITY COMMITTEE**

**DATE:** Wednesday, September 4, 2024
**TIME:** 10:30 a.m.
**PLACE:** Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

**IN ATTENDANCE:** Councillor Leo Facio, Chair
Sharon Chatenay
Stephanie Gallamore

Tyson Koch, Chief Administrative Officer
Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager
Kalie Wiechmann, Community Services Clerk Receptionist

**ABSENT:**

## 1. CALL TO ORDER

Chair Facio called the meeting to order at 10:32 am.
Chair Facio acknowledged the traditional territory of Sts'ailes.

## 2. INTRODUCTION OF LATE ITEMS

## 3. APPROVAL OF AGENDA

**Moved by Stephanie Gallamore**
**Seconded by Sharon Chatenay**

THAT the agenda be approved.

**CARRIED**
**UNANIMOUSLY**
*AC-2024-09-01*

## 4. ITEMS FOR DISCUSSION

(a) Committee Procedure and Reporting

The Corporate Officer provided an overview of how the Committee reports to Council via written report which is then included in the next Regular Council Meeting Agenda package. Recommendations from the Committee form the content of the report to Council.

(b) Terms of Reference

**Moved by Stephanie Gallamore**
**Seconded by Sharon Chatenay**

THAT the Terms of Reference be adopted.

**CARRIED**
**UNANIMOUSLY**
*AC-2024-09-02*

(c) Accessible BC Act

The Community Services Manager provided a summary of the Village's obligations under the Accessible BC Act which include establishing an Accessibility Committee, an accessibility public feedback mechanism and the adoption of an Accessibility Plan.

(d) Draft 2024 Accessibility Plan

The Community Services Manager provided background information on the draft plan. It was based on a template created by the Disability Alliance of BC, along with a 2018 assessment of Village facilities and community/staff feedback. The accessibility feedback mechanism has been available on the Village website for several months. Accessibility Feedback will be a standing agenda item for this Committee, and all feedback received by staff will form part of the agenda packages. The Province recommends that the plan be reviewed every three years. However, this plan was developed mostly at the staff level and ideally it would be looked at more frequently until more community feedback is received.

The Committee agreed to review the plan and come to the next Committee meeting with any recommended changes with a view toward providing a final document endorsed by the Committee for Council's consideration at the October 21, 2024 Regular Council Meeting.

The Committee discussed the possibility of looking at a model community elsewhere to potentially implement some new ideas to increase accessibility. It was suggested that a map of accessibility features in the Village be developed to be posted online so people can plan ahead of time.

(e) Short Term Free Accessible Parking

This agenda item was referred to the Committee at the April 3, 2024 Regular Council Meeting where Councillor Facio introduced the idea of free accessible parking stalls. The Village has a Parking Master Plan which indicates that there are enough accessible parking stalls, but it might help to add or move one stall closer to Rendall Park. The Committee discussed the barrier of having to pay for accessible parking, the location of the meters in relation to the stalls and the ramps up to the promenade, and the possibility of adding signage regarding the ability to pay via app to each stall. The Committee further discussed the possibility of accessible EV stall and adding more accessible stalls to Maple Street.

(f) Accessibility Grant

The Community Services Manager reported on an Accessibility Grant offered by the Province and Sparc BC. In order to apply, the Village must have an adopted Accessibility Plan posted on the website and a letter of support from the Committee.

Current ideas for the grant application include:

- Automatic door openers at the Village Office and the accessible washrooms at the beach plaza and Memorial Hall
- Upgrades to all public washroom signage to include braille
- Running a website scan to ensure the website meets accessibility standards
- Street marking and signage to create more accessible parking stalls
- Staff courses on accessible space and policy creation

It was suggested the accessible picnic tables be added to the grant application.

**Moved by Sharon Chatenay**
**Seconded by Stephanie Gallamore**

THAT the Committee provide a letter of support for the Village's Accessibility Grant application.

**CARRIED**
**UNANIMOUSLY**
*AC-2024-09-03*

## 5. ADJOURNMENT

**Moved by Stephanie Gallamore**
**Seconded by Sharon Chatenay**

THAT the meeting be adjourned at 11:28 am.

**CARRIED**
**UNANIMOUSLY**
*AC-2024-09-04*

Leo Facio, Chair
Accessibility Committee

Amanda Graham
Corporate Officer

# Village of Harrison Hot Springs

## Community Wildfire Resiliency Plan

Debrah Zemanek, RPF
B.A. Blackwell & Associates Ltd.

October 2024

1

## Community Wildfire Resiliency Plan (CWRP)

### *Goals and Objectives*

Increase the efficacy of fire suppression and emergency response

Reduce potential impacts and losses to property and critical infrastructure from wildfire

Reduce wildfire behaviour threat within the community.

B.A. Blackwell & Associates Ltd.

HARRISON HOT SPRINGS

2

## Community Wildfire Resiliency Plan (CWRP)
### *Project Phases*

Background Review

Field Work (April 2024)

Plan Development:

- Identify wildfire threat through spatial analysis
- Interpret data, describe potential consequences of wildfire
- Action plan to reduce wildfire risk (FireSmart Disciplines)

**Result: 31 recommendations to increase wildfire resiliency**

B.A. Blackwell & Associates Ltd.

HARRISON HOT SPRINGS

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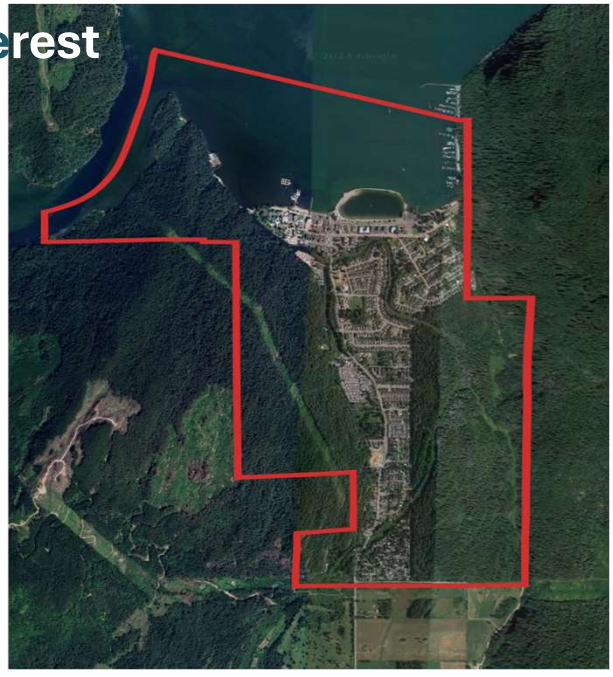
## Area of Interest

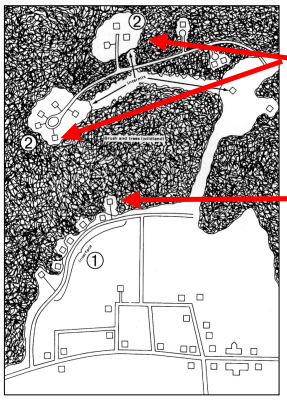


B.A. Blackwell & Associates Ltd.

HARRISON HOT SPRINGS

4

# Eligible Wildland Urban Interface (WUI)





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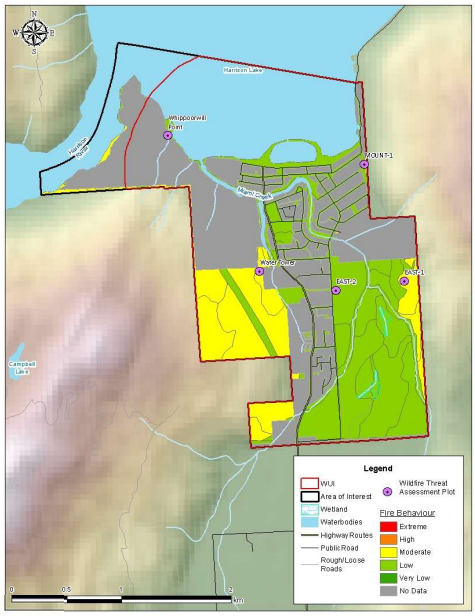


# Wildfire Threat

- **0%** of public land has a **high** or **extreme** wildfire threat rating
- **13%** of public land has a **moderate** wildfire threat rating
- **29%** of public land has a **low** wildfire threat rating
- **25%** of public land has a **very low** wildfire threat rating

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# What is FireSmart™?

British Columbia FireSmart™ leads the development of resources and programs designed to empower the public and increase neighbourhood resilience to wildfire across the province. It is composed of a comprehensive committee of fire, wildfire, and emergency response organizations from both BC and Canada.

To learn more visit: https://firesmartbc.ca/

BRITISH COLUMBIA FireSmart

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# The Seven FireSmart™ Disciplines

Education | Emergency Planning | Vegetation Management | Legislation | Development | Interagency Cooperation | Cross Training

More information regarding the Seven FireSmart™ Disciplines can be found here: https://firesmartbc.ca/disciplines

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# Two Main Aspects of a FireSmart™ Home

1. Change the structure to reduce vulnerability to fire and the potential for fire to spread to or from a building; and
2. Change the vegetation type, density, and setback from the building (fuel management)

More information regarding FireSmart™ Homes, including the FireSmart Begins At Home Manual, can be found here: https://firesmartbc.ca/resource-types/guides-manuals/

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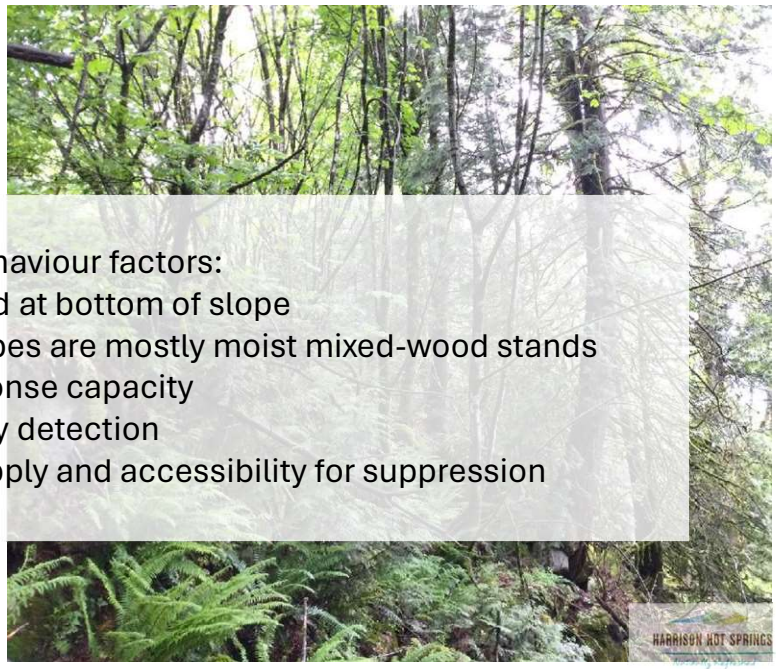
# Key Findings
## *Wildfire Resiliency*



Resiliency Strengths:

- Low hazard wildfire behaviour factors:
  - Community situated at bottom of slope
  - Surrounding fuel types are mostly moist mixed-wood stands
- Excellent wildfire response capacity
  - Good record of early detection
  - Adequate water supply and accessibility for suppression activities

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# Key Findings
## *Wildfire Resiliency*

Resiliency Considerations:

- Vegetation management on privately-owned undeveloped land
- Emergency evacuation
- Visitor / recreation user ignition source
- Ember spotting risk

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# Key Recommendations
## *Education*

- **Install a Fire Danger signboard in strategic locations.**
  - Sandy Beach Cove, Village entrance, Village boat launch.
  - Should include clear, actionable advice on what to do when fire danger levels are high (e.g., no smoking, no open fires).
- **Complete FireSmart activities on the Village Office to serve as public demonstration**
  - Consider installing accompanying information signage to inform the public.
- **Consider promoting the FireSmart Canada Recognition Program.**
  - Use Home Hazard Assessments to start identifying priority streets and potential neighbourhood leaders.
  - Work with neighbourhoods to complete a Neighbourhood Assessment, Plan, and community event.

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# Key Recommendations

## *Legislation and Community Planning*

- **Consider legislating FireSmart landscaping guidelines to residences within the Village core.**
  - Mandate low flammability plant species, such as snowberry or elderberry.
  - Mandate FireSmart maintenance practices, such as regularly mowing lawns, clearing debris from eaves and roofs, and pruning low-hanging conifer branches.
- **Consider updating the Interface Wildfire Development Permit Area (DPA) guidelines to reflect the FireSmart standards for the Immediate Zone.**
  - 1.5 m non-combustible area around the home that is cleared of all vegetation and combustible materials.

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# Key Recommendations

## *Development Considerations*

- **Continue to offer and promote free home hazard assessments for residents (FireSmart Home Ignition Zone assessments or Home Partner Program assessments).**
  - Uptake can be incentivized through offerings like a FireSmart rebate program (already in place) or access to free yard waste pick-up.
- **Review the completed FireSmart assessments for critical infrastructure and community assets and prioritize implementation of recommendations.**
  - Safeguarding critical infrastructure is pivotal to ensuring successful response and recovery in the event of an emergency.

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# Key Recommendations
## *Interagency Cooperation*

- **Maintain active involvement in the Fraser Valley Regional District's (FVRD) Community FireSmart Resiliency Committee (CFRC)**
  - Share and integrate Harrison Hot Springs' FireSmart initiatives and experiences.
- **Continue to work towards completion of a secondary egress route through Sasquatch Park and provide an alternate evacuation route for residents and visitors along Rockwell Drive.**
- **Continue to work with the District of Kent and the Fraser Valley Regional District (FVRD) to communicate fire prevention messaging to visitors to the region.**
  - Consider increasing wildfire awareness signage along East Harrison and in the vicinity of Sasquatch Park.

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# Key Recommendations
## *Cross-training*

- **Village FireSmart staff should consider attending the Wildfire Resiliency and Training Summit on an annual basis.**
  - Relevant learnings can be shared at CFRC meetings.
- **Ensure all Harrison Hot Springs Fire Department members continue to stay up to date on wildland interface training.**
  - WSPP-WFF 1 (Wildland Firefighter Level 1), WSPP-115 (Wildland Structural Protection Program), and S-231 (Engine Boss) training.

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# Key Recommendations
## *Emergency Planning*

- **Prioritize the completion of the Emergency Preparedness Plan update, ensuring it encompasses strategies for wildfire preparation, response, and recovery.**
  - Consider seeking traffic modelling services to create an understanding of pinch points, vulnerabilities, and expected timeframe of an evacuation event.
- **Regularly conduct tabletop exercises to test the updated Emergency Preparedness Plan, including a wildfire simulation.**
  - Include all relevant emergency management partners.
- **Consider developing materials to share specifically with the tourism community (accommodations, rentals, guided services, etc.) to advise on the communication of hazard conditions and emergency protocols to visitors.**
  - Consider an emergency planning seminar to share preparedness and response strategies.

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# Key Recommendations
## *Vegetation Management*

- **Implement fuel management projects for the water reservoir and Spirit Loop Trail as resources and permits allow.**
- **Consider mechanisms to facilitate homeowners undertaking their own FireSmart vegetation management.**
  - Such as providing tool sharpening services, providing seasonal chipper, dumpster, or other greenwaste collection method, and/or waiving tipping fees.

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## East Sector Lands

Resiliency Considerations:

- Low hazard fuel type
- Buffered from values at risk by McCombs Drive
- SenseNet early detection system installment
- Fuel management prescription developed for Spirit Trail Loop
- Habitat to several species and ecosystems at risk

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# Community Wildfire Resiliency Plan

# Village of Harrison Hot Springs


**Submitted by:**

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# REGISTERED PROFESSIONAL SIGN AND SEAL

| RPF PRINTED NAME | |
|---|---|
| Debrah Zemanek | 5292 |
| **DATE SIGNED** | |
| September 27, 2024 | |
| I certify that the work described herein fulfills the standards expected of a member of the Association of British Columbia Forest Professionals and that I did personally supervise the work. | |
| **Registered Professional Forester Signature and Seal** | |
|  | |



Cover Photo Credit: B.A. Blackwell & Associates Ltd.

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# ACKNOWLEDGEMENTS

The authors would like to thank Christy Ovens (Community Services Manager, acting FireSmart Coordinator), Tyson Koch (Chief Administrative Officer), Jace Hodgson (Director of Operations), Ryan Chiarot (Kent-Harrison Joint Emergency Program Coordinator and District of Kent Deputy Fire Chief), Curtis Genest (Harrison Hot Springs Fire Chief), and Brian Davis (Wildfire Technician, Haig Fire Base) for their direct involvement with planning, reviewing, and contributing to this Community Wildfire Resiliency Plan.

This report would not be possible without the Community Resiliency Investment (CRI) Program, and funding from the Union of British Columbia Municipalities (UBCM).

# EXECUTIVE SUMMARY

The Community Wildfire Resiliency Plan (CWRP) process (evolving from the Community Wildfire Protection Plan - CWPP) was created in British Columbia (BC) as a response to the devastating 2003 wildfire season. As an integral part of the Community Resiliency Investment (CRI) Program, managed by the Union of BC Municipalities, CWRPs aim to develop strategic recommendations based on the seven FireSmart principles (Education, Legislation and Planning, Development Considerations, Interagency Cooperation, Emergency Planning, and Vegetation Management) to assist communities in improving safety and reducing the risk of damage to property and critical infrastructure from wildfires.

This CWRP is an update to the Village of Harrison Hot Springs' previous CWPP, developed in 2017 and adopted in 2019. The Village has taken a number of actions since then (summarized in Section 2.2). This CWRP builds on the 2017 recommendations and subsequent activities taken by the Village, and provides Harrison Hot Springs with an updated action plan that can be used to guide the improvement and development of emergency planning, emergency response, evacuation plans, communication and education programs, legislation development, and the management of forest lands for the wildland-urban interface (WUI). The Area of Interest for this CWRP is the entire municipality of Harrison Hot Springs. Few of the residences and businesses in Harrison Hot Springs are intermixed with forested areas; there is a clear boundary between development and the surrounding forest.

The updated local wildfire threat for Harrison Hot Springs is low to moderate (Section 4.4). This contrasts with the previous CWPP, as well as provincial assessments, (Section 4.3) that identified areas of high threat. This discrepancy could, in part, be caused by an overestimation of the fire behaviour potential associated with mixed conifer-deciduous stands that characterize much of the WUI. Understandings of wildfire risk have also shifted on a provincial level over the years, which highlights the importance of an up-to-date CWRP. A thorough analysis of the wildfire environment and wildfire history of the area (Sections 4.1 and 4.2) was completed during plan development, and determined that local wildfires are usually person-caused and occur during periods of seasonal dryness (late summer – fall), or in areas with high loadings of dry fuel (recent cutblocks). Although slope can be an important driving factor, nearby wildfires are usually reported quickly and suppressed while small. This general pattern of fire behaviour is congruent with other coastal communities and with the natural disturbance regime of the area (see Section 4.2.1.)

This being said, Harrison Hot Springs is still at-risk from wildfire. Risk is a measure of the likelihood of an event and its consequence. Although the likelihood of an out-of-control wildfire is relatively low, the consequence of wildfire to the community is high. One of the risk factors that was brought up repeatedly during plan development is the single egress route and the high numbers of summer visitors to destinations further north on Harrison Lake. Therefore, plan recommendations emphasize the importance of the Village's ongoing emergency planning efforts, including the investigation of a secondary egress route from the community in conjunction with the Village's emergency planning partners. Since altering natural forested areas is not expected to affect the Village's risk profile to an appreciable degree, it is

recommended that the Village focus primarily on the other facets of FireSmart, while ensuring that the fire department is well trained and resourced to respond to fires.

Aside from emergency planning, the key to increasing Harrison Hot Springs' community wildfire resiliency is to a) reduce structure ignitability and b) reduce ignition potential. This is equally important to limit the potential for a structure fire to spread from the community into the forest, or to another structure, as it is to limit the potential of a wildfire moving into the community. Since the 2017 CWPP, the Village has 1) implemented a Wildfire Hazard Development Permit Area and 2) hired a Local FireSmart Representative. These are two important steps towards increasing FireSmart uptake in the Village. Continuing to promote FireSmart activities on and surrounding homes and critical infrastructure (with a focus on a values-out approach, i.e., starting with activities on the structure itself and then the surrounding area immediately adjacent and continuing outwards) are the foremost recommendations of this plan. Mitigation should be centered on construction and landscaping regulation through local policies, FireSmart vegetation management around structures, and resident education. Community outreach on the range of available activities and the prioritization of activities should help residents feel empowered to complete simple risk-reduction activities on their properties.

Wildfire management requires a multi-faceted approach for greatest efficacy and risk reduction outcomes. A total of 31 recommendations and action items are presented in a tabularized format (Table 1) in this Executive Summary and are more thoroughly discussed in their appropriate sections within the plan (SECTION 5: FireSmart Principles). Recommendations and action items within this plan should be considered a toolbox of options to help reduce the wildfire threat to neighbourhoods within the plan's wildland-urban interface. Harrison Hot Springs will have to further prioritize implementation based on resources, strengths, constraints, and funding availability, and regularly update the prioritization and course of action as variables change over time.

*Table 1. Harrison Hot Springs Community Wildfire Resiliency Plan Action Plan.*

| Item | Priority | Recommendation | Rationale / Comments | Lead *(involved)* | Timeframe | Success Metric | Funding Opportunities |
|---|---|---|---|---|---|---|---|
| **Education (Section 5.2)** | | | | | | | |
| #1 Host FireSmart Events | High | Continue to host FireSmart events and have Local FireSmart Representative (LFR) presence and FireSmart resources at community events. Consider adding interactive workshops that demonstrate FireSmart practices hands-on, such as community clean-up days. | The inclusion of interactive workshops and community events will complement these resources by offering hands-on experiences. Village staff noted public interest in having Home Ignition Assessments completed but little follow-up on recommendations. An interactive workshop can help empower residents to take action on their own properties. | Village Staff - FireSmart | 1 year and ongoing | Conduct at least one interactive workshop or community event annually. | CRI FCFS funding; FireSmart positions, event funding, and resources for Education events (banners, brochures, promo items) |
| #2 Fuel Treatment Signage | Low | Consider installing public education signage along the Spirit Trail Loop in East Sector Lands once the fuel management prescription is implemented. | Educating the public on wildfire hazard, associated with stand characteristics, and fuel management activities that can be taken will increase understanding. | Village Staff - FireSmart | 3-5 years | Signs are installed. | CRI FCFS funding: update signage and social media (e.g. $500 and 5 hrs per sign) |
| #3 Public Awareness Signage | Low | Install a Fire Danger signboard in strategic locations, e.g., Sandy Beach Cove, Village entrance, and the Village boat launch, to maximize visibility to both community members and visitors. This sign should be accompanied by clear, actionable advice on what to do when fire danger levels are high (e.g., no smoking, no open fires). If regular (i.e., weekly) sign updates are not feasible, opt instead for seasonal signage to avoid desensitization. | The strategic placement of a Fire Danger signboard serves as a constant, visible reminder of the current fire risk level, prompting both residents and visitors to adjust their behaviour accordingly. | Village Staff - FireSmart | 1-2 years | Signs are installed and regularly, or seasonally, updated. | CRI FCFS funding: update signage and social media (e.g. $500 and 5 hrs per sign); incremental staff hours to update signs |
| #4 FireSmart Materials Distribution | Moderate | Continue to ensure availability of FireSmart materials (brochures and manuals) at the Village office and at community events. | Making FireSmart information accessible will enhance visibility and encourage greater community engagement with FireSmart principles. | Village Staff - FireSmart | 1 year and ongoing | Resources are available at the Village offices and at community events. | CRI FCFS funding; resources for Education events (banners, brochures, promo items) |
| #5 Visitor Awareness Materials Distribution | Moderate | Provide resources on FireSmart principles and Leave No Trace practices at the Visitors Centre and on the Tourism page of the Village's website to increase visitors' awareness of wildfire risk. This can help prevent high risk activities, such as abandoning fire pits, parking on dry grass, and improperly disposing of waste. | Visitors and recreators comprise a significant contingent of wildfire risk to Harrison Hot Springs and East Harrison; educating this population can help reduce human-caused ignitions. | Village Staff - FireSmart | 1-2 years | Resources are available at the Visitors Centre and added to the Tourism page of the municipal website. | CRI FCFS funding; resources for Education events (banners, brochures, promo items) |
| #6 Annual FireSmart Progress Report | Moderate | Consider releasing a brief annual FireSmart report to the public to further increase community awareness. | Reporting annually on Village FireSmart initiatives will help bring positive public awareness to community wildfire resiliency. | Village Staff - FireSmart | 1-2 years | Annual report is issued. | May be eligible for CRI funding – FireSmart staff time. Estimate 40-80 hours |
| #7 FireSmart Village Office | High | Complete FireSmart activities on the Village Office, as recommended by the Critical Infrastructure Assessment, to serve as a public demonstration. Consider installing accompanying information signage. | Demonstration and education of simple and effective practices can empower the public to complete FireSmart activities on their own properties. | Village Staff - FireSmart | 2-3 years | FireSmart recommendations for the Village Office are completed. | CRI FCFS funding |
| #8 Initiate FireSmart Canada Neighbourhood Recognition Program | Moderate | Consider promoting the FireSmart Canada Neighbourhood Recognition Program (FCNRP). Local interest in wildfire resiliency could be leveraged to spark interest and agency.<br>Use Home Hazard Assessments to start identifying priority streets and potential neighbourhood leaders. Work with neighbourhoods to complete a Neighbourhood Assessment, Plan, and community event. | The Neighbourhood Recognition Program is an excellent way to enhance wildfire resiliency, by fostering awareness, creating a sense of empowerment, and bringing neighbours together. A local FireSmart event and/or clean-up and BBQ could be completed concurrently with the assessment. In addition, insurance policy discounts with partnering providers are available with FireSmart certification. | Village Staff - FireSmart | 2-3 years | At least one recognition is achieved. | CRI FCFS funding and FireSmart staff time. Up to ~$450/assessment and ~$1,100/plan. Up to $5,000 per community event. |

| Item | Priority | Recommendation | Rationale / Comments | Lead *(involved)* | Timeframe | Success Metric | Funding Opportunities |
|---|---|---|---|---|---|---|---|
| **Legislation and Community Planning (Section 5.6)** | | | | | | | |
| #9 Schedule CWRP Update | Moderate | Apply for funding to update this CWRP in 2029. Reassess and reprioritize proposed and completed fuel treatment units as part of the CWRP update. | A current (i.e., no more than 5 years old) CWRP is a requirement for further funding under the CRI Program. | Village Staff - FireSmart | 5 years or ~2029 | CWRP update funding obtained | CRI FCFS funding up to $16,000 for an update (2024 program funding); incremental staff hours for project management (40-80) |
| #10 Legislate FireSmart Landscaping | Moderate | Consider legislating FireSmart landscaping guidelines to residences within the Village outside of the Interface Wildfire Development Permit Area (i.e., the Village core), mandating low flammability plant species and FireSmart landscape maintenance, such a regularly mowing lawns, pruning low hanging conifer branches, and clearing debris from eaves and roofs. | Bylaws can be a successful tool for awareness and education, regardless of enforcement capacity. | Village Staff - Planning *(FireSmart)* | 3-5 years | A Wildfire Landscaping Bylaw, or similar, is considered by the Village | Incremental staff hours. CRI FCFS funding for development considerations |
| #11 Include Immediate Zone in DPA Provisions | Low | Consider updating the Wildfire Development Permit Area (DPA) guidelines to reflect the FireSmart standards for the Immediate Zone – a 1.5 m non-combustible area around the home that is cleared of all vegetation and combustible materials. | The Immediate Zone can be a critical defensible space around homes in ignition prevention and fire suppression efforts. | Village Staff - Planning *(FireSmart)* | 3-5 years | A provision is added to the current Wildfire DPA. | Incremental staff hours. CRI FCFS funding for development considerations |
| #12 OCP Updates with Current Wildfire Hazard | Low | At the time of update for the Official Community Plan (OCP), ensure that language regarding wildfire hazard is up to date and reflects the Village's latest CWRP. | Harrison Hot Springs' current OCP references the 2017 CWPP. Ensuring that the OCP reflects the most current understanding of hazard to the community will create realistic expectations for resiliency efforts. | Village Staff - Planning *(FireSmart)* | 10 years (or at the time of OCP update) | The OCP is updated with the most current wildfire threat analysis. | Incremental staff hours. CRI FCFS funding for development considerations |
| **Development (Section 5.6)** | | | | | | | |
| #13 FireSmart Home Ignition Zone Assessments | High | Continue to offer and promote free home hazard assessments for residents (FireSmart Home Ignition Zone assessments or Home Partner Program assessments). See Item #2(Cross-Training) for advisement on expanding capacity for assessments by increasing FireSmart roles. | Home hazard assessments encourage action in residential priority zones. Uptake can be incentivized through offerings like a FireSmart rebate program (already in place) or access to free yard waste pick-up. The Home Partner Program is a higher standard of assessment. | Village Staff - FireSmart | 1 year | Increased number of homes assessed and improved FireSmart compliance. | CRI FCFS funding |
| #14 Critical Infrastructure Assessments | High | Review the completed FireSmart assessments for critical infrastructure and community assets and prioritize implementation of recommendations to improve resiliency. | Assessing and safeguarding critical infrastructure is pivotal for ensuring operational continuity during wildfires, significantly contributing to effective response and recovery efforts. | Village Staff - Public Works *(FireSmart)* | 1-2 years | Identification and mitigation of wildfire risks in critical infrastructure. | CRI FCFS funding |
| #15 FireSmart Considerations in Parks and Trails Master Plan | Low | Consider a policy in the under-development Parks and Trails Master Plan to budget and plan for FireSmart vegetation management of new and existing parks as required, especially the maintenance of trail-side fuel loading. See Item #17 (Interagency Cooperation). | Recreational use of forested areas (e.g., East Sector Lands) can increase chance of human-caused ignition. Creating a plan that considers land management through a wildfire lens will increase resiliency. | Village Staff – Public Works Department *(FireSmart)* | 3-5 years | A Parks and Trails Master Plan is developed that includes FireSmart language. | Internal funding |
| **Interagency Cooperation (Section 5.6)** | | | | | | | |

| Item | Priority | Recommendation | Rationale / Comments | Lead *(involved)* | Timeframe | Success Metric | Funding Opportunities |
|---|---|---|---|---|---|---|---|
| #16 FVRD CFRC Participation | High | Maintain active involvement in the Fraser Valley Regional District's (FVRD) Community FireSmart Resiliency Committee (CFRC) to share and integrate Harrison Hot Springs' FireSmart initiatives and experiences. | Proactively contributing Harrison Hot Springs' FireSmart initiatives to CFRC meetings to foster a more cohesive and informed regional response to wildfire risks. Participation in a CFRC is a requirement for accessing CRI 2024 program funding and beyond. | Village Staff - Emergency Planning / FireSmart | Ongoing | Continued participation in CFRC meetings and integration of regional strategies in Harrison Hot Springs' plans. | CFI FCFS and incremental staff hours |
| #17 Fuel Management Provision in FVRD Partnership Agreement | Low | Ensure that regular trail maintenance and monitoring for fuel build up is a provision of the Partnering Agreement with FVRD that covers the East Sector Lands. See Item #15 (Development). | Addressing fuel-loading (i.e., surface fuels and ladder fuels) of the stand during routine trail maintenance will reduce wildfire hazards. | Village Staff – Public Works Department *(FireSmart)* | 1-2 years | Provisions for fuel management are incorporated into the East Sector Lands Partnership Agreement. | Incremental staff hours |
| #18 Secondary Egress Route | Moderate | In cooperation with the District of Kent, continue to work with relevant Provincial ministries and stakeholders, including BC Parks, Ministry of Emergency Management and Climate Readiness, Ministry of Transportation and Infrastructure, Ministry of Forests, Seabird Island Band, and Fraser Valley Regional District to complete a secondary egress route through Sasquatch Park and provide an alternate evacuation route for residents and visitors along Rockwell Drive. | An alternative egress route for recreators along Rockwell Dr. and Sasquatch Park will alleviate traffic that, at this time, has to funnel through Hot Springs Rd. in the event of an evacuation. | Village Staff - Emergency Planning (*Kent-Harrison Joint Emergency Programs; other stakeholders*) | 3-5 years | Funding is secured and a secondary evacuation route is completed. | Internal funding |
| #19 Public Awareness Signage Along East Harrison | Moderate | Continue to work with the District of Kent and the Fraser Valley Regional District (FVRD) to communicate fire prevention messaging to visitors to the region. Consider increasing wildfire awareness signage along East Harrison and in the vicinity of Sasquatch Park. | Human-caused fire ignitions are a significant source of threat to Harrison Hot Springs; educating the public on best practices for mitigating this risk will reduce hazard. | Village Staff - FireSmart (*Kent Staff; FVRD*) | 3-5 years | Signage is posted at strategic points along Rockwell Drive. | Incremental staff hours |
| #20 Smoke and Heat Exposure Strategy Plan | Low | Consider lobbying the Provincial government or local Medical Health Officer(s) to develop a strategy for communities to draw upon when they are exposed to smoke from wildfire for extended periods of time. This strategy may include smoke exposure risk assessments, exposure reduction measures, and a decision-key for when to evacuate the community due to wildfire smoke. | This was recommended in the 2017 CWPP and Village staff have expressed that smoke and heat exposure are continued concerns. | Village Staff - Emergency Planning | 3-5 years | A strategic plan, including recommendations, is developed. | Incremental staff hours; possible UBCM CEPF funding |
| **Cross-Training (Section 5.6)** | | | | | | | |
| #21 Expand FireSmart Team | Low | As Harrison Hot Springs progresses in its FireSmart and resiliency program, consider expanding Harrison Hot Springs' FireSmart team by training and/or hiring for key positions based on community needs. Consider hiring a dedicated FireSmart Coordinator *(duties are currently performed by the Village's Community Services Manager)* and sending a member of the Fire Department to Wildfire Mitigation Specialist (WMS) training. | As of 2024, CRI funding requires at least one FireSmart position. Harrison Hot Springs currently fulfills this by employing a LFR from the Fire Department, however, expanding the FireSmart team will enhance the Village's capacity for conducting assessments, performing mitigation activities, increasing public education, and, overall, bolstering Harrison Hot Springs' wildfire preparedness program. | Village Staff - FireSmart | 5-7 years | Positions additional to the LFR are filled | CRI FCFS funding |

| Item | Priority | Recommendation | Rationale / Comments | Lead *(involved)* | Timeframe | Success Metric | Funding Opportunities |
|---|---|---|---|---|---|---|---|
| #22 FireSmart Training | High | Ensure that FireSmart staff complete key training programs as required by their role, including Local FireSmart Representative (LFR) Training, Wildfire Mitigation Specialist (WMS) Training, and Wildfire Risk Reduction Training. | These training programs are crucial for equipping FireSmart staff with the comprehensive skills and knowledge needed to implement FireSmart principles, conduct accurate risk assessments, and lead effective wildfire mitigation and community preparedness initiatives. | Village Staff - FireSmart | 1-2 years | Completion of specified training programs by all designated FireSmart staff members | CRI FCFS |
| #23 Emergency Management Training | Low | Applicable Village staff should continue to complete emergency management training in conjunction with local partners (FVRD, District of Kent) as opportunities are made available. | Increasing emergency management personnel will increase response and recovery capacity. | Harrison Hot Springs Fire Department | 3-5 years | Number of staff with emergency management training increases | CRI FCFS |
| #24 FireSmart Wildfire Resiliency and Training Summit | Moderate | Village FireSmart staff should consider attending the Wildfire Resiliency and Training Summit on an annual basis. | Relevant learnings can be shared at CFRC meetings. | Village Staff - FireSmart | Annually | Annual attendance at Wildfire Resiliency and Training Summits (1-2 staff) | CRI FCFS |
| #25 Maintain Fire Department Training | Moderate | Ensure all Harrison Hot Springs Fire Department members continue to stay up to date on wildland interface training; WSPP-WFF 1 (Wildland Firefighter Level 1) at a minimum. Consider expanding the required annual refresher training program, as resources/budgets allow, to include WSPP-115 (Wildland Structural Protection Program) and S-231 (Engine Boss) training. | SPP-WFF-1 is specific for structural fire fighters who respond to wildland fires in their service area. Harrison Hot Springs Fire Department members are currently well-trained, but expanding and updating training will enhance wildfire suppression capacity. | Harrison Hot Springs Fire Department | 1 year and ongoing | All Fire Department members have WSPP-WFF-1, or higher, training | CRI FCFS |
| **Emergency Planning (Section 5.6)** | | | | | | | |
| #26 Complete Emergency Preparedness Plan | High | Prioritize the completion of the Emergency Preparedness Plan update, ensuring it encompasses strategies for wildfire preparation, response, and recovery. Consider seeking traffic modelling services to create an understanding of pinch points, vulnerabilities, and expected timeframe of an evacuation event. | Finalizing updates to the Emergency Preparedness Plan (in development as of July 2024) will significantly bolster Harrison Hot Springs' resiliency by providing the framework for emergency response and recovery. | Village Staff - Emergency Planning (*Regional Partners)* | 1 year | Emergency plan is completed and shared with local emergency management partners | CRI FCFS Emergency Planning or UBCM CEPF |
| #27 Conduct Tabletop Exercises | Moderate | Regularly conduct tabletop exercises to test the updated Emergency Preparedness Plan. Suggest incorporating a wildfire simulation exercise requiring the evacuation of East Harrison and Harrison Hot Springs to identify and address potential challenges. Incorporate traffic modelling if available (see Item #5). Include all relevant emergency management partners (Kent, FVRD, MoF, Seabird Island Band, BC Parks, etc.). | Tabletop exercises are a great way of identifying possible 'pinch points' in an evacuation scenario and testing lines of communication. The East Harrison evacuation scenario was broached by the CFRC as a concern for the community. | Village Staff - Emergency Planning (*Regional Partners)* | Annual | Exercises are conducted annually and plan amendments are made, as necessary. | CRI FCFS Emergency Planning or UBCM CEPF |
| #28 Visitor Amenities Operators Coordination | Low | As part of Emergency Planning outreach, develop materials to share specifically with the tourism community (accommodations, rentals, guided services, etc.) to advise on the communication of hazard conditions and emergency protocols to visitors. Consider an emergency planning seminar to share preparedness and response strategies. | Visitors comprise a significant portion of the population to consider for emergency management. Ensuring a communication strategy that includes this contingency will enhance Harrison Hot Springs' emergency response. | Village Staff - Emergency Planning (*Business Community)* | 3-5 years | A comprehensive communication strategy is developed and shared with tourism businesses. | Internal funding |
| **Vegetation Management (Section 5.6)** | | | | | | | |
| **Residential-Scale FireSmart Landscaping** | | | | | | | |

| Item | Priority | Recommendation | Rationale / Comments | Lead *(involved)* | Timeframe | Success Metric | Funding Opportunities |
|---|---|---|---|---|---|---|---|
| #29 Facilitate Residential-scale Vegetation Management | Moderate | Consider mechanisms to facilitate homeowners undertaking their own FireSmart vegetation management, such as providing tool sharpening services, providing seasonal chipper, dumpster, or other greenwaste collection method, and/or waiving tipping fees. | Removing barriers for residents to conduct FireSmart vegetation management on their properties is the next step along the FireSmart Roadmap. Village and Fire Department staff noted that, while home assessments are being requested, follow-up activities are not being implemented. | Village Staff - FireSmart | 1-2 years | 5-10 properties participate annually | CRI FCFS |
| **Fuel Treatments** | | | | | | | |
| #30 Fuel Management Treatments | Moderate | Implement fuel management projects as prescriptions are completed and as resources allow. | Prescriptions are in progress for two Village areas. | Village Staff - FireSmart (*Contractors)* | 1-2 years | Fuel treatments are completed. | CRI FCFS |
| #31 FireSmart Green Spaces Program | Moderate | Consider applying for the FireSmart Culturally Significant Sites and Green Spaces (CSSGS) program, which address vegetation on small areas of publicly-owned land (e.g., municipal). Assessments must be conducted by a qualified Local FireSmart Representative or Wildfire Mitigation Specialist. | The CSSGS program is suitable for areas too small to require a fuel management prescription, but would still benefit from fuel treatment. Activities are limited to pruning and brushing of regenerating trees under 2m tall. A secondary assessment is required to be completed after mitigation activities are undertaken. | Harrison Hot Springs LFR | 3-5 years | Assessments, recommended mitigation activities, and secondary assessments are completed. | CRI FCFS; up to $25,000 per eligible location for activities, including building materials and labour; up to $850 per location (generally 4-8 hours) |

# FREQUENTLY USED ACRONYMS

| | |
|---|---|
| AOI | Area of Interest |
| BC | British Columbia |
| BCWS | British Columbia Wildfire Services |
| BEC | Biogeoclimatic Ecosystem Classification |
| CFFDRS | Canadian Forest Fire Danger Rating System |
| CFRC | Community FireSmart Resiliency Committee |
| CRI | Community Resiliency Investment |
| CWPP | Community Wildfire Protection Plan |
| CWRP | Community Wildfire Resiliency Plan |
| DPA | Development Permit Area |
| EOC | Emergency Operations Program |
| FBP | Fire Behaviour Prediction System |
| FCFS | FireSmart Community Funding and Supports |
| FOR | Ministry of Forests |
| FVRD | Fraser Valley Regional District |
| HHSFD | Harrison Hot Springs Fire Department |
| HIZ | Home Ignition Zone |
| ICS | Incident Command System |
| LFR | Local FireSmart Representative |
| NDT | Natural Disturbance Type |
| PSTA | Provincial Strategic Threat Assessment |
| PTU | Proposed Treatment Unit |
| UBCM | Union of British Columbia Municipalities |
| VAR | Values at Risk |
| WMS | Wildfire Mitigation Specialist |
| WUI | Wildland-Urban Interface |
| WWG | Wildfire Working Group |

# SECTION 1: INTRODUCTION

## 1.1 OVERVIEW

In April 2024, B.A. Blackwell & Associates Ltd. was retained by the Village of Harrison Hot Springs (the Village; Harrison Hot Springs) to develop a Community Wildfire Resiliency Plan (CWRP) as an update to their previous 2017 Community Wildfire Protection Plan (CWPP). A CWRP is both a localized risk assessment and an action plan to improve wildfire resiliency in a community. The CWRP is the latest evolution in community wildfire planning in British Columbia (BC). A CWRP has its roots in the Community Wildfire Protection Plan (CWPP) framework, which was initially established in BC in response to the series of devastating wildfires in 2003. Since then, many communities in BC have continued to face an ever-increasing threat of wildfire, as the 2017, 2018, and 2023 fire seasons proved to be three of the most historically damaging seasons on record.

CWRPs are currently being developed at many jurisdictional and geographic scales and are individually tailored to address the needs of different communities in response to their size, capacity, and the unique threats that they face. Despite these differences, the goals of a CWRP remain the same: to improve wildfire prevention, preparedness, response, and recovery in the face of ever-increasing wildfire risk. Implementing recommendations in this CWRP will improve public safety and reduce the risk of damage to values at risk from wildfires.

## 1.2 PLAN GOALS

This CWRP identifies the level of interface wildfire risk in Harrison Hot Springs by providing a current and accurate understanding of the threats to human life, infrastructure, and values at risk from wildfire. This CWRP is intended to serve as a framework to guide the implementation of specific actions and strategies to:

1) Increase the efficacy of fire suppression and emergency response,
2) Reduce potential impacts and losses to property and critical infrastructure from wildfire, and
3) Reduce wildfire behaviour threat within the community.

To help guide and accomplish the above strategies, this CWRP will provide Harrison Hot Springs with:

1) An assessment of wildfire risk to the community,
2) An assessment of values at risk and potential consequences from wildfire,
3) Maps of fuel types and recommended areas for fuel treatments,
4) An assessment of emergency response capacity, and
5) Options and strategies to reduce wildfire risk in the seven FireSmart disciplines: education, legislation and planning, development considerations, interagency cooperation, cross-training, emergency planning, and vegetation management.

## 1.3 PLAN DEVELOPMENT SUMMARY

The planning for this CWRP is based on the municipal boundary of Harrison Hot Springs, which is located almost entirely within the wildland-urban interface (WUI). The WUI represents the zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.[1] For the purpose of a CWRP, the WUI is defined as a one-kilometer buffer around a structure density of six or more structures per km$^2$. Map 1 illustrates the area of interest (AOI) and WUI area. Further information on the WUI and the community details of Harrison Hot Springs is found in Section 3.1 - Area of Interest and Wildland-Urban Interface.

The CWRP process consists of five general phases:

1) Consultation with the Wildfire Working Group (WWG)[2] and project stakeholders.
2) Review of relevant plans and legislation regarding emergency response and wildfire (Section 2 - Relationship to Other Plans and Legislation).
3) Community description and identification of values at risk (Section 3 – Community Description).
4) Assessment of the local wildfire risk (SECTION 4: Wildfire Risk Assessment).
5) Analysis and action plan for each of the seven FireSmart disciplines (SECTION 5: FireSmart Principles).

# SECTION 2: RELATIONSHIP TO OTHER PLANS AND LEGISLATION

Wildfire resiliency is influenced by all aspects of community planning, from land use decisions to utilities servicing, development policies, parks and trails planning, bylaw enforcement, and more. As a result, there are many plans that pertain to a CWRP. This section reviews laws, policies, plans, and guidelines to identify linkages and content relevant to wildfire emergency planning and response.

## 2.1 LOCAL AUTHORITY EMERGENCY PLAN

Emergency preparedness and response planning in BC is guided by the Emergency and Disaster Management Act (EDMA), which replaced the Emergency Program Act in November 2023.[3] This Act defines the various roles and administrative duties of the province and local governments regarding the implementation of higher-level emergency planning; the processes of declaring a state of emergency; and the coordination of post-disaster relief. The Act emphasizes the four phases of emergency management: mitigation, preparation, response, and recovery.

Harrison Hot Springs has a joint emergency management agreement with the District of Kent (Kent) to provide emergency management services to the combined 7500 residents. The Kent-Harrison Joint

[1] FireSmart Canada. 'What is the wildland urban interface?' https://www.firesmartcanada.ca/what-is-firesmart/understanding-firesmart/what-is-the-wui/
[2] For the duration of this project, Harrison Hot Springs 'Wildfire Working Group' functioned like a Community FireSmart Committee (CFRC).
[3] More information can be found at Modernized emergency management legislation - Province of British Columbia (gov.bc.ca)

Emergency Program (KHJEP) covers 174 km$^2$, extending up the east side of Harrison Lake to Hicks Lake.[4] The Emergency Management team includes a part-time Emergency Program Coordinator, volunteer Deputy Emergency Program Coordinator, volunteer Emergency Social Services Coordinator, and a team of volunteers for Emergency Support Services (ESS). The Program maintains several Emergency Operations Centres (EOC), as well as backup facilities; within Harrison Hot Springs, the upstairs meeting room of the Fire Hall serves as the EOC.

Harrison Hot Springs and Kent are currently in the process of updating the all-hazards emergency plan to include new provisions detailed in EDMA. The KHJEP emergency plan is a living document that is regularly revised when community hazards change, gaps are found within policy or procedures, or the governance structure changes.

## 2.2 LINKAGES TO OTHER CWPPS/CWRPS

### 2017 Harrison Hot Springs CWPP

In 2017, B.A. Blackwell & Associates Ltd. developed a CWPP for Harrison Hot Springs that was adopted by the Village in 2019.[5] Twenty-three recommendations were made regarding plans and policies, development, critical infrastructure, vegetation management, public awareness, emergency response, and fire department training. Since the writing of this Plan in 2017, new understandings of FireSmart principles have formed, funding structures have changed, and new standards for reporting have emerged. For the development of this CWRP, the 2017 CWPP was thoroughly reviewed to assess whether recommendations remained relevant and/or could be adapted. Many of the previous recommendations deemed relevant have been, or are in the process of being implemented. These include:

- A Wildfire Development Permit Area (Recommendations #1 & #10) has been designated under the Official Community Plan Bylaw No. 1184, 2022, to guide new development design and FireSmart construction materials within the interface.
- In May 2024, the Village hired a Local FireSmart Representative (LFR) who, as of the time of writing, has completed 33 FireSmart Home Assessments (Recommendation #2), as well as several Village-owned structures, including the Village Offices, Public Works buildings, Ranger Station, and Yacht Club. In addition to this, the LFR has presented FireSmart materials at several Village-hosted public events (Recommendation #13) to promote awareness and engagement. [6]
- Fuel management prescriptions have been developed for two of the proposed treatment units (PTU) identified by the CWPP: Water Tower and Spirit Loop Trail (Recommendation #8). The Village is currently scheduling fuel mitigation work for fall 2024 – winter 2025. See Section 5.8 - Vegetation and Fuels Management for more details.
- The development of this CWRP serves as the recommended 5- to 7-year update of the CWPP (Recommendation #12) to gauge progress and update threat assessment for changes in fuels, forest health, land planning, stand structure, and/or infrastructure within the interface.

[4] Village of Harrison Hot Springs. 2024. *Emergency Management*. Emergency Management | Harrison Hot Springs
[5] B.A. Blackwell & Associates Ltd. 2017. *Village of Harrison Hot Springs Community Wildfire Protection Plan*.
[6] Email communications. July 2024.

- Harrison Hot Springs is engaged with the District of Kent and Seabird Island Band and, in combination, the three parties have submitted a request to BC Parks to support a secondary egress route. (Recommendation #17).
- Harrison Hot Springs has fostered strong working relationships with neighbouring jurisdictions and BC Wildfire Services (BCWS) to identify opportunities for emergency management cooperation (Recommendation #21).
- Harrison Hot Springs Fire Department (HHSFD) has maintained training standards and equipment specific to interface and wildland fires response (Recommendation # 22).

Table 2 below details recommendations that are still relevant and can be adapted to reflect the updated standards and understandings of wildfire threat today.

***Table 2. Summary of relevant recommendations from the 2017 CWPP that are updated for this CWRP.***

| # | Recommendation | Comments |
|---|---|---|
| **4** | Develop a Parks and Trails Master Plan and include consideration for the placement, type, width, and objective of trails. Consideration should also be given to trail building and maintenance as these activities can either increase wildfire risk (through fuels accumulations and unsafe work practices) or decrease wildfire risk (though proper placement, clean-up of combustible fuels trailside and work practices which adhere to Wildfire Act and Regulations). The Master Plan could also include an emergency response plan to deal with the risks of fire within parks. | Harrison Hot Springs is currently seeking to develop a Parks and Trails Plan by 2026. They are focusing on public engagement at this time. |
| **5** | Review Village Tree Management and Preservation Bylaw No. 1015, 2012 and revise to allow for homeowners to address wildfire hazards on their property associated with trees immediately adjacent to homes, as determined by a QP. | Harrison Hot Springs is currently updating a number of bylaws. |
| **6** | Consider lobbying the Provincial government or local Medical Health Officer(s) to develop a strategy for communities to draw upon when they are exposed to smoke from wildfire for extended periods of time. This strategy may include smoke exposure risk assessments, exposure reduction measures, and a decision-key for when to evacuate the community due to wildfire smoke. | Heat and smoke exposure present serious health and safety concerns and can be exacerbated by the topographical characteristics of a valley. There is currently no cooling facility within the Village. Harrison Hot Springs would benefit from a strategic plan to alleviate this hazard. |

### Other CWRPs/CWPPs

Understanding the community wildfire plans of neighbouring jurisdictions can help highlight gaps and opportunities for interagency collaboration and create efficiencies. Table 3 below summarizes key points relevant to Harrison Hot Springs from surrounding communities' community wildfire plans.

*Table 3. Summary of other local Community Wildfire Plans with relevancy to Harrison Hot Springs.*

| Plan | Relationship to CWRP |
|---|---|
| District of Kent CWPP, 2017 | Harrison Hot Springs is fully enveloped by the District of Kent. The two municipalities have a strong working relationship that allows both to share resources and address hazards at a landscape level, across jurisdictional boundaries. The 2017 District of Kent CWPP, which is also being updated at time of writing, addresses many of the same considerations as the 2017 Harrison Hot Springs CWPP. These include: Updating the OCP to include language and provisions for wildfire threat through a Wildfire Development Permit Area.<br>• Addressing access/egress issues through bylaws and subdivision development applications, to be reviewed by fire officials.<br>• Embedding FireSmart guidelines in new development planning to address hazard on private land.<br>• Considering the FireSmart Community Recognition Program and Home Partners Program.<br>• Promoting public engagement through workshops, social media, and school programs.<br>• Establishing an Interface Steering Committee that includes Harrison Hot Springs, as well as BCWS, BC Parks, Ministry, industrial operators, and FVRD, to identify wildfire risk and generate collaborative solutions.<br>• Creating an alternate egress route in collaboration with Harrison Hot Springs, and other stakeholders for residents and visitors on Rockwell Drive.<br>*It should be noted that the Kent CWPP is currently being updated, as well.* |
| Fraser Valley Regional District CWPPs, 2019 | Harrison Hot Springs is within the Fraser Valley Regional District (FVRD) and the largest park (East Sector Lands) is managed by the FVRD. Three 2019 CWPPs were developed based on geographic zones. The AOI for 'Zone B' includes the WUI within Electoral Areas C, F, and G, adjacent to the District of Kent. Though none of the CWPPs reference Harrison Hot Spring directly, recommendations from these plans were used to inform the development of this CWRP, to help identify opportunities for synergies and efficiencies on a landscape level. |
| Sts'ailes First Nation CWRP, 2024 | The Sts'ailes First Nation is currently developing its first CWRP. |

## 2.3 LOCAL PLANS AND BYLAWS

### Official Community Plan

An Official Community Plan (OCP) outlines the objectives and policies of a local government, as well as a framework to guide, monitor, and evaluate land use and development. Harrison Hot Springs undertook an update to the OCP starting in 2022, leading to the adoption of Official Community Plan Bylaw No. 1184,

2022 in 2024.[7] Table 4 below summarizes the objectives and policies relevant to community wildfire management.

*Table 4. Official Community Plan (OCP) and its relationship to the CWRP.*

| Section | Description & *Relationship to CWRP* |
|---|---|
| **3.7 The East Sector Special Planning Area** | This section details land management considerations for this portion of land that hosts several rare plant communities and species at risk. The objectives for this area include balancing environmental protection and recreational use with risk (i.e., flooding) mitigation.<br>*Considerations for species and ecosystems at risk are discussed in further detail in Section 3.3.6 - Environmental Values.* |
| **4.2 Tourist Commercial Development Permit Area** | 4.2.4 Guideline e. mandates the use of landscape screening for parking clusters and storage and service areas from residential and pedestrian view. *A provision should be added for FireSmart species recommendations to ensure that flammable cedar hedging is not prevalent.* |
| **4.5 Interface Wildfire Development Permit Area** | This section outlines the mandates required for development within the designation Interface Wildfire Development Permit Area (DPA). Guidelines and objectives are provided for the protection of development from hazardous conditions. Provisions include:<br>The use of FireSmart building materials and design (e.g., steep roof to prevent debris accumulation and screened vent openings to prevent embers from entering structure).<br>The use of FireSmart vegetation management as standard for intermediate and extended zone (e.g., pruning and debris clean-up).<br>Wildfire Development Permits must include a Fire Mitigation Report, site plan, and landscape plan<br>*The DPA does not include the 'built up' area of the Village. See Map 2 for DPA coverage and Section 5.4 - Development Considerations for further details.* |

### Local Bylaws

As mentioned above, Harrison Hot Springs is currently in the process of updating a number of bylaws. Table 5 below summarizes the bylaws as available at the time of Plan development.

*Table 5. Summary of local bylaws related to emergency management and wildfire resiliency.*

| Bylaw | Description & Relationship to CWRP |
|---|---|
| **Tree Management and Preservation Bylaw No. 1015, 2012** | Tree removal may occur, by permit application to the Village, if undergrowth is inhibited by dense cover; root system or canopy is causing damage; tree is dying; tree presents a danger / hazard to property; or trees are within building envelope of new construction. 'Distinct Trees have additional protection (certain species >80cm dbh). |

[7] The Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022. HHS OCP Bylaw updated (Mar 2023).pdf (harrisonhotsprings.ca)

| Bylaw | Description & Relationship to CWRP |
|---|---|
| | No permit application is required for the removal of trees <30 cm in diameter or <7.5 m tall, which facilitates implementation of *most* FireSmart landscaping recommendations that would be made. Amending this bylaw is not a priority at this time. |
| **Fire Alarm System Bylaw No. 832, 2005** | The intent of this bylaw is to prevent the occurrence of false alarms, thereby mitigating the activation of the Fire Department in a non-emergency situation. This requires the property owner to install, maintain, monitor, and properly operate any fire alarm system. |
| **Fireworks Regulation Bylaw No. 871, 2007** | This bylaw regulates and restricts the sale and detonation of firecrackers, fireworks, and explosives. Display permits can be obtained through authorization of the Fire Chief. |
| **Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017** | This bylaw regulates and restricts the open burning of specified materials and the use of unrated Tiki torches, sky lanterns, fireworks, or cooking apparatus. The Fire Chief or any Fire Department Officer has the ability to prohibit all open burning if conditions are deemed high fire hazard (e.g., high winds, air inversion, poor air quality). |
| **Fire Department Regulation Amendment Bylaw No. 1159, 2020"** | The bylaw details provisions for firefighting services, including outlining the powers of the Fire Chief. |
| **Property Maintenance Bylaw No. 1072, 2015** | This bylaw aims to protect and enhance the quality of properties within the Village. Provisions that pertain to wildfire resiliency include:<br>• Preventing noxious weed and invasive species from amassing;<br>• Banning the accumulation of abandoned vehicles, furniture, appliances, construction materials, and other combustible materials on properties; and<br>• Ensuring the regular brushing of vegetation. |

## Other Local Plans

Other local plans relevant to the development process of this CWRP are summarized in Table 6 below.

***Table 6. Summary of other local plans relevant to the CWRP.***

| Plan | Description & Relationship to CWRP |
|---|---|
| **2023 Strategic Plan** | This plan depicts the Council's objectives and priorities as a resort municipality. Priority actions to address public safety include seeking FireSmart Community Recognition and securing a secondary evacuation route.<br>Recommendations offered in this CWRP are aligned with these goals. |
| **2023 Urban Forests Management Plan** | This plan details strategies for the management of urban trees within the Village. This plan acknowledges the contribution of urban trees to the fuel load within the interface and recommends several strategies to mitigate hazard. These include:<br>• Revising the Tree Management and Preservation Bylaw No. 1015 to allow homeowners to address wildfire risks on their property associated with tree immediately adjacent to homes. |

| Plan | Description & Relationship to CWRP |
|---|---|
| | • Promoting FireSmart approaches to Village residents.<br>• Engaging with the Ministry of Forests (FOR) and the Fraser Valley Regional District (FVRD) regarding East Sector jurisdiction; specifically, regarding the burden of liability from tree risk and potential wildfire risk within 200 m of residences.<br>• Increasing urban tree diversity to build resiliency to threats associated with climate change, including drought and heat stress. Species selection should consider site suitability, pest resistance, flammability, and climate change adaptation. |

## 2.4 HIGHER-LEVEL PLANS AND LEGISLATION

Table 7 lists higher-level plans and legislation relevant to wildfire planning and risk mitigation. These plans help guide where and how activities like resource extraction and infrastructure development occur, which affects both wildfire threat and consequence.

***Table 7. Higher-Level Plans and their relationship to the CWRP.***

| Issuing Government/Agency | Plan/Legislation | Description | Relationship to CWRP |
|---|---|---|---|
| Province of BC (2013) | Lower Fraser Sustainable Resource Management Plan (SRMP) | This SRMP defines the Fraser Valley South Landscape Unit (LU), and provides an overview of the key resource tenure holders and significant resource values within this LU. The SRMP defined targets for wildlife, fish, and biodiversity within the LU. The plan recognizes that the majority of lower elevation land has been deforested for agricultural and/or urban use, while many lower elevation productive sites have been extensively disturbed by forest fires and timber harvesting. | While it recognizes wildfire as a significant disturbance regime in the area's history, the SRMP does not address wildfire risk reduction or any form of active management for wildfire mitigation. |
| Province of BC | BC Provincial Open Burning Smoke Control Regulation (OBSCR) | Governs open burning relating to land clearing, forestry operations and silviculture, wildlife habitat enhancement, and community wildfire risk reduction. | Harrison Hot Springs is within a High Sensitivity Smoke Zone. Any open burning must comply with OBSCR, as well as Harrison Hot Springs' Open Burning bylaw. |

# SECTION 3: COMMUNITY DESCRIPTION

This section discusses the area of focus for this Plan and provides general demographic information about Harrison Hot Springs. Understanding population trends, land use patterns, and values at risk can help direct FireSmart outreach and risk mitigation activities.

## 3.1 AREA OF INTEREST AND WILDLAND-URBAN INTERFACE

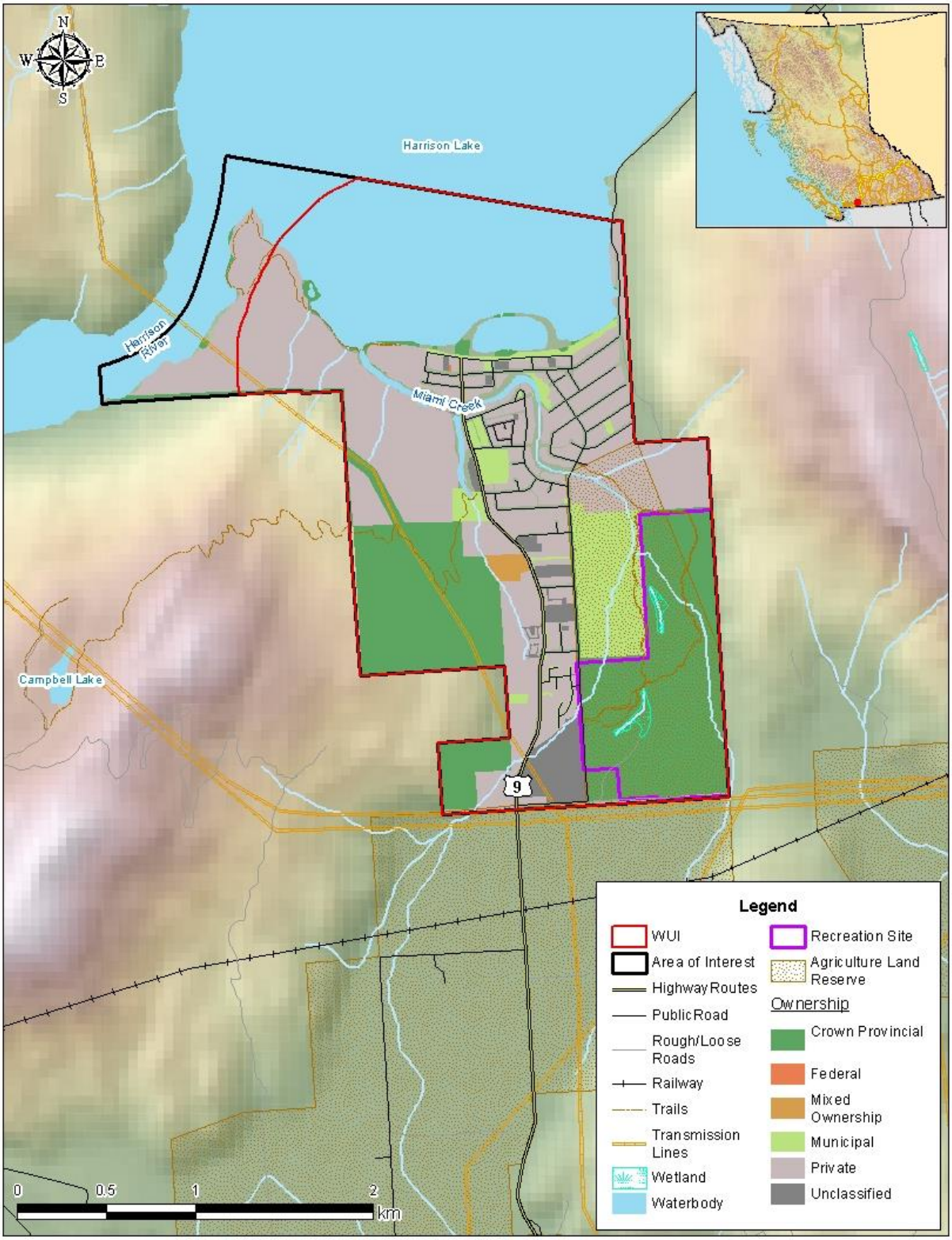
The Area of Interest (AOI) for this CWRP is defined by the municipal boundary of Harrison Hot Springs. This is almost entirely within the eligible wildland urban interface (WUI). The WUI is defined as a 1 km buffer around a structure density greater than 6 structures/km$^2$ where human development meets or intermingles with undeveloped wildland or vegetative fuels. This area is eligible for funding under the Community Resilience Investment (CRI) FireSmart Community Funding and Supports (FCFS) program.

Harrison Hot Springs is located at the southern tip of Harrison Lake and is fully enveloped by the District of Kent. This is located within the Fraser Valley Regional District, serviced by the BCWS Fraser Fire Zone within the Coastal Fire Centre. Harrison Hot Springs is situated at valley bottom, at the base of the forested slopes of Bear Mountain to the east and Mount Agassiz to the west. The Harrison River defines the northwest tip of the municipality at Sandy Cove Beach. The only two access points to the Village are south, along Hot Springs Road, from Agassiz, and northwest, along Rockwell Drive, which follows the east shoreline of Harrison Lake. This road is mainly used by recreators who, in the event of a wildfire, would need to evacuate south, funneling through Harrison Hot Springs. Considerations for this vulnerability are further discussed in Section 5.7 -

Emergency Planning.

The majority of land within the Village is privately owned (44%), both developed and undeveloped, or Crown Provincial (42%), with Municipal (9%) and Unclassified/Mixed ownership (5%) comprising the remainder. The East Sector Lands (127.8 hectares) in the southwest corner of the Village is Crown-owned but operated by the Fraser Valley Regional District (FVRD) as a Recreation Site. Agricultural Land Reserves (ALR) overlap this area, along with some private and municipal land to the north.

An overview of Harrison Hot Spring's AOI, WUI, and land ownership type is shown below in Map 1. The breakdown of ownership is also shown in Table 8 below.




*Map 1. CWRP AOI and Eligible WUI of Harrison Hot Springs.*

*Table 8. Land ownership in Harrison Hot Springs.*[8]

| Land Ownership | Area (Ha) | Percent of EWUI (%) |
|---|---|---|
| Crown Agency | 0 | 0% |
| Crown Provincial | 228 | 42% |
| Federal | 0.07 | 0% |
| Municipal | 47 | 9% |
| Private | 240 | 44% |
| Unclassified/Mixed | 26 | 5% |

## 3.2 COMMUNITY INFORMATION

The Village of Harrison Hot Springs is largely characterized by the waterfront road, Esplanade Avenue, dedicated to tourism. Most businesses and visitor accommodations are situated along this strip between the lakeshore and Miami River. South of this, residential areas comprise the east side of the Village, between Hot Springs Road and the East Sector Lands. Several mobile home parks and RV campgrounds are located south and west of this area. Outside of this concentration of businesses and residences is undeveloped forested land, a mix of private and Crown ownership (see Map 1). Further discussion of these forest types can be found in Section 4.1.3 - Fuel**.**

Key services provided by the municipality include fire protection, emergency management, police services, building and development permits, bylaw enforcement, water, and wastewater, and curbside garbage, recycling, and green waste collection. A recent increase in green waste collection has helped residents appropriately dispose of combustible materials that can otherwise exacerbate fuel loading around homes and structures.[9]

Harrison Hot Springs' permanent resident population totalled 1,905 in 2021. This is a ~30% increase from 2016 and exceeded growth rate projections of 1-12%.[11] Residences consist of 1045 private dwellings, 885 of which are permanently occupied. Most of these are single-detached homes (65%), followed by apartments (15.3%), row housing (11.3%), semi-detached homes (5.1%), moveable dwellings, such as RVs or mobile homes (1.7%), and apartments within a duplex (0.6%). Median income in 2020, at the time of census, was $37,600. The median age of the population is 57.2; the average age is 51.1.[10]

Socioeconomic and demographic data can help highlight priorities and possible barriers for emergency preparedness and response. Considering residential structure types, such as high-density complexes like

[8] ParcelMap BC. Data Catalogue (gov.bc.ca). Retrieved on 24 May 2024.
[9] Personal Communication. July 2024.
[10] Statistics Canada. Profile Table, Census Profile, 2021 Census of Population. Profile table, Census Profile, 2021 Census of Population - Harrison Hot Springs, Village (VL) [Census subdivision], British Columbia (statcan.gc.ca) Retrieved on 18 July 2024.

mobile homes and apartments, can help identify neighbourhood vulnerabilities. Understanding the economic profile of the population can create an understanding of the resources available for FireSmart and other mitigation activities. Population age can highlight obstacles to emergency alerting and evacuation.

Another consideration of the demographic profile is that, as of 2021, 75% of Harrison Hot Springs' employed residents work outside of the Village itself. The main mode of commuting is by vehicle.[11] In the event of an evacuation, consideration for where the bulk of the commuting population is (i.e., time of day) would be important for easing the load on Hot Springs Road.

### 3.2.1 FIRST RESPONDERS

Fire protection in Harrison Hot Springs is provided by the Harrison Hot Springs Fire Department (HHSFD) within the municipal boundaries, from McPherson Road to Rockwell Drive north of the municipal wharf. Harrison Hot Springs has a Mutual Aid Agreement with the Agassiz Fire Department (AFD); this agreement pertains to fire protection, as well as stand-by units, alarms, and medical aid calls. The HHSFD reported at least six calls a year through this agreement, the majority of which are for medical and other reasons; very few call-outs are for fires.

The Fire Hall building, which also houses the Emergency Operations Centre (EOC), is located on Hot Springs Road. The HHSFD has stated that the residents of Harrison Hot Springs tend to be proactive in reporting early detection of fire and evidence of illegal campfires.[12]

Harrison Hot Springs is located in the BC Wildfire Service (BCWS) Coastal Fire Centre - Fraser Fire Zone. The closest base is in Hope (Haig), roughly 35 minutes outside the Village. BCWS will respond to any wildfires within Village Boundaries that exceed the response capacity of the fire department. The HHSFD reported fewer calls with BCWS than with the AFD, citing just one in 2024.[13]

Table 9 below summarizes the HHSFD's resources.

***Table 9. Local fire department capacity, training, and equipment.***

| Service Area | Fire Department | Personnel | Wildland Training | Wildland Equipment |
|---|---|---|---|---|
| Harrison Hot Springs | Harrison Hot Springs Fire Department (HHSFD) | • 18 Paid on Call<br>• 1 Administrative Member<br>• 4 Paid on Call Recruits | WSPP-115, WFF-1 (annually), Engine Boss Course, Task Force Leader, Structure Protection Group Supervisor | FireSmart Structure Protection Trailer - Phase 1 (Start Up) |

[11] KWC Planning Services. Harrison Hot Springs Village Vision (Official Community Plan 2021) Background Report – Phase 1: Awareness Building. September 2021. 2021.12.13 OCP Awareness Building Report.Final .pdf (harrisonhotsprings.ca)
[12] Email communication. July 2024.
[13] Email communication. August 2024.

## 3.3 VALUES AT RISK

Values at risk are the human or natural resources that could be negatively impacted by wildfire. Protection of these values during a wildfire event is an important consideration for effective emergency response. Pre-identifying critical infrastructure and values at risk before an emergency event can ensure that essential services can be protected and/or restored quickly. This section describes the values at risk within Harrison Hot Springs.

### 3.3.1 CRITICAL INFRASTRUCTURE

Critical infrastructure includes any infrastructure essential to the health, safety, security, or economic wellbeing of the community and the effective functioning of government.[14] Table 10 (and displayed on Map 2) lists critical infrastructure and community assets in Harrison Hot Springs, as identified during field work and by the WWG, and highlights some risk and resilience factors for each. FireSmart assessments have been conducted for the village offices, including the Fire Hall and Memorial Hall; public works, including the wastewater treatment plant, and several other village assets.

FireSmart Critical Infrastructure Assessments and hazard mitigation are expanded upon in Section 5.4 - Development Considerations.

*Table 10. Critical infrastructure and community assets in Harrison Hot Springs.* [15]

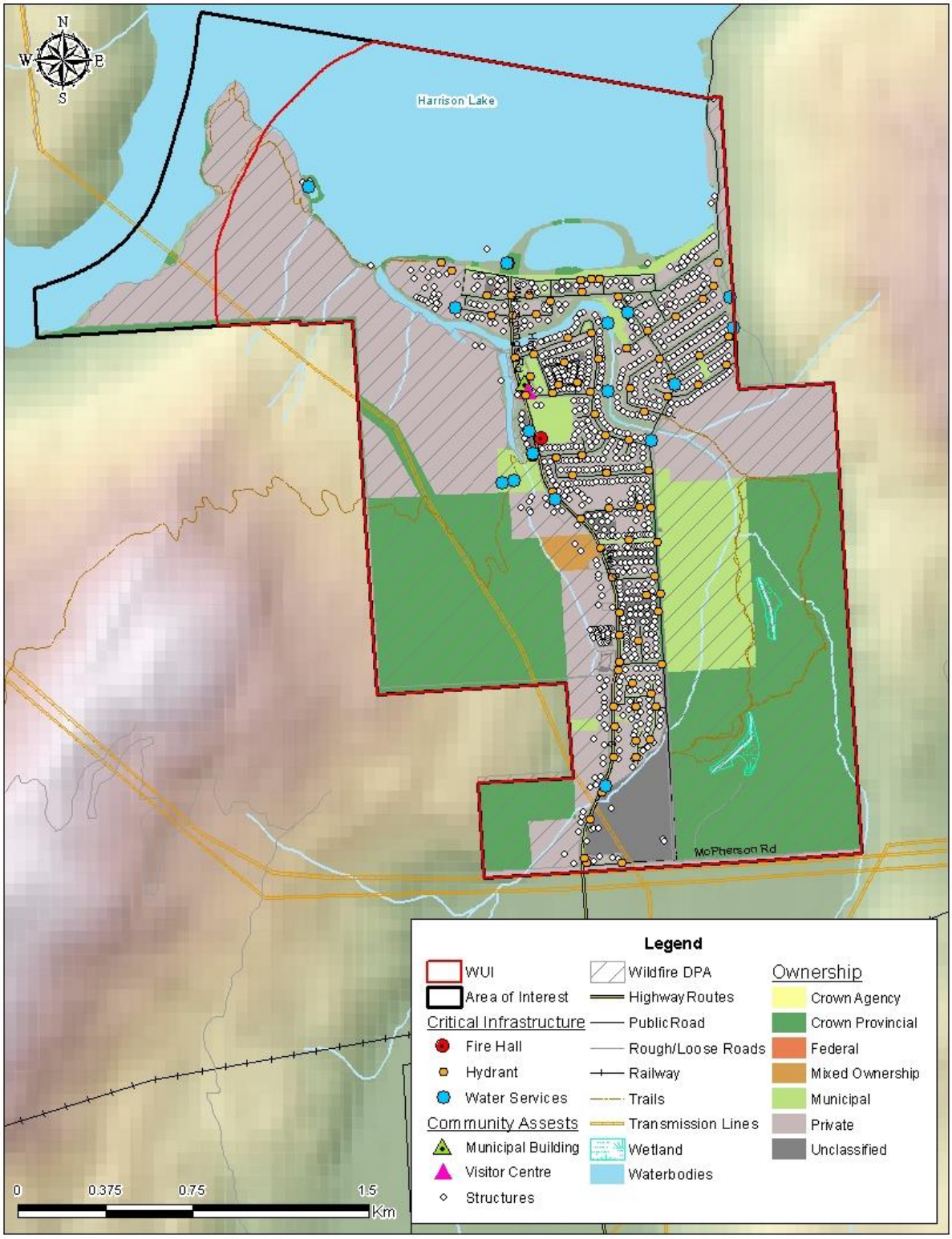
| Type | Name | Location | Comment |
|---|---|---|---|
| **Critical infrastructure** | | | |
| Municipal Building - Emergency Operations Centre | Fire Hall | 555 Hot Springs Road | Back up generator; lacks a fire hydrant on Fire Hall grounds; surrounded by mixed-wood forest to the north and east |
| Municipal Building – Emergency Reception Centre | Memorial Hall | 290 Esplanade Avenue | Plans to seek funds to install a stand-by generator for this site |
| Water services | Lake Intake Pump (3) | 49.29646 121.78449; 49.30384 121.78532; 49.30385 | Stand-by diesel generator |

[14] FireSmart BC. Community Wildfire Resiliency Plan Instruction Guide 2023. November 2023. LGPS_CRI_FCFS2023CWRPInstructionGuideV1.pdf (ubcm.ca)

[15] The FireSmart Community Funding and Supports program defines Critical Infrastructure and Community Assets separately – and offers different funding opportunities based on these definitions.

| Type | Name | Location | Comment |
|---|---|---|---|
| | | 121.78528 | |
| Water services | Lake Intake Station | 49.30385<br>121.78530 | Controlled by intake station generator |
| Water services | Sewer Lift Stations (6) | Throughout the Village | Onsite stand by generator at Station #4; Station #1 will have stand-by generator 2025; Trailer generator unit for all other stations |
| Water services | Reservoir | 49.29547<br>121.78579 | Mid-slope position in forested area; FireSmart Critical Infrastructure assessment completed; and fuel management prescription developed. Treatment implementation scheduled for end of September to October 2024 |
| Water services | Wastewater Treatment Plant | 49.30746<br>121.79671 | Lakeside, downslope from low hazard stand type (deciduous-dominated); stand-by diesel generator |
| Water services | Water Treatment Plant | 49.29645<br>121.78451 | Stand-by diesel generator |
| Water services | Drainage Pumping Station | 49.30394<br>121.79325 | Stand-by diesel generator |
| **Community Asset** | | | |
| Municipal Building | Village Offices (Municipal Building) | 495 Hot Springs Road | FireSmart Critical Infrastructure assessment completed; fire hazard signage; cedar hedging around works yard |
| Municipal Building | Tourism Harrison River Valley Visitor Centre & Sasquatch Musem | 499 Hot Springs Road | Fibre cement siding; asphalt shingle roofing |
| Public Building (School District #78) | Harrison Hot Springs Elementary School | 501 Hot Springs Road | Some conifer landscaping; FireSmart Critical Infrastructure assessment pending District approval |
| Public Building | Art Gallery / Cultural Centre | 98 Rockwell Drive | Waterfront; downslope of undeveloped forest; wood-siding; asphalt shingle roofing; FireSmart Critical Infrastructure assessment completed |
| Public Building | Yacht Club | 98 Rockwell Drive | Waterfront; downslope of undeveloped forest; wood-siding; metal roofing; |

| Type | Name | Location | Comment |
|---|---|---|---|
| | | | FireSmart Critical Infrastructure assessment completed |
| Transportation / Commercial | Boat Launch | 500 Esplanade Avenue | Waterfront; wood-siding; asphalt shingle roofing |
| Transportation / Commercial | Float Plane Dock | 49.30468<br>121.78739 | Waterfront |
| Transportation / Commercial | Municipal Wharf | 102 Rockwell Drive | Waterfront; downslope of undeveloped forest; some combustibles materials stored onsite |




*Map 2. Values at Risk in Harrison Hot Springs.*

### 3.3.2 ELECTRICAL POWER

A large fire has the potential to impact electrical service by causing disruption in network distribution through direct or indirect processes. For example, heat from flames or fallen trees associated with a fire event may cause power outages. Additionally, vegetation encroachment on power lines can be a wildfire ignition source - a tree branch lying between two conductors can produce high-temperature electrical arcs. BC Hydro provides electrical power to Harrison Hot Springs through a network of below- and above-ground (wooden pole) distribution infrastructure. This system is well-mapped, and BC Hydro will work with local fire departments and BCWS to mitigate impacts to this infrastructure in the event of a wildfire.[16]

A major overheard transmission line runs diagonally across the southwest end of the AOI (see Map 1); part of the right-of-way overlaps with the Campbell Lake Lookout trail. The line connects the Bridge River substation to the Rosedale substation. The right-of-way provides a deciduous shrub break in fuel along the slope. Vegetation in utility rights-of-way is regularly brushed and cleared according to BC Hydro's integrated vegetation management plan.[17]

Secondary power sources for critical infrastructure are important to reduce community vulnerability in the event of an emergency that cuts power for days or even weeks. Vulnerabilities for secondary power sources include mechanical failure, potentially insufficient power sources should a wide-scale outage occur, and diesel fuel shortage in the event of long outages or road closures. Harrison Hot Spring's critical infrastructure has sufficient backup power sources; a new generator was recently purchased for the Fire Hall, which also functions as the Emergency Operations Center (EOC).

### 3.3.3 DRINKING WATER AND WASTEWATER

Water utility services are provided by the municipality, sourced from Harrison Lake. Village and Fire Department personnel both stated there is good water supply for fire suppression activities.[18] See Section 4.2.3 for a further discussion of water sources available for wildfire suppression activities. The Village's water system infrastructure consists of a water treatment plant, reservoir, intake screen, and pump station. As of 2018, roughly 50% of the Village's residential dwellings, as well as some commercial and recreational properties, were not connected to the municipal water system, using private wells for their potable water source. This is an important consideration for post-emergency event recovery. It should be noted that should the Village require access to more municipal water, for example for firefighting purposes, the water treatment process can be bypassed. This would result in a boil water advisory for residents.

[16] BC Hydro. 2020. *Earthquakes, wildfire, and floods.* Available from: https://www.bchydro.com/safety-outages/emergency-preparation/natural-disasters.html
[17] BC Hydro. Integrated Vegetation Management Plan. 2023. Available from: https://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/corporate/safety/powerline-ivmp-2022-2027-confirmed-nov.2-2022.pdf
[18] Email communication. July 2024.

The Village's wastewater system includes a treatment facility and six lift stations. A FireSmart Critical Infrastructure assessment was conducted for the wastewater treatment plant, located on the west side of Harrison Lake, in July 2024.

### 3.3.4 HAZARDOUS VALUES

Hazardous values are defined as values that pose a safety hazard to emergency responders. These can include large propane facilities, landfills, rail yards, storage facilities containing explosives, pipelines, etc. Anywhere combustible materials, explosive chemicals, or gas/oil are stored can be considered a hazardous value. Protecting hazardous values from fires is important to preventing interface fire disasters. The 2017 CWPP identified the wastewater treatment facility as a hazardous value, due to storage of chemicals. Informal field observations for the 2024 CWRP concluded that the site has good FireSmart setback from the surrounding vegetation, which is lower threat, no combustible storage adjacent to structure, and the surrounding stand is low-hazard deciduous forest.

### 3.3.5 CULTURAL AND HERITAGE VALUES

Cultural values have the potential to be impacted by wildfire, wildfire suppression techniques, or vegetation management activities through physical damage or alteration. Cultural values may include both identified and unidentified archaeological and cultural sites and culturally significant vegetation important to food and medicine gathering traditions. Archaeological sites are recorded by the Archaeology Branch and protected under the Heritage Conservation Act, which applies on both public and private lands. Harrison Hot Springs overlaps the traditional territory of the Sts'ailes First Nation. The Village is committed to working with Sts'ailes in the environmental stewardship of the traditional lands, including promoting sustainable eco-tourism opportunities and ensuring controlled growth in the Village and surrounding areas.[19]

Harrison Hot Springs should continue to consult with Sts'ailes, and other applicable First Nations, well before development and implementation of any proposed fuel prescriptions in the Village to allow for meaningful review and input. Archeological or cultural resource assessments may be required to ensure that known or unknown cultural resources are not inadvertently damaged or destroyed, and that any Sts'ailes' strategies for land management in their traditional territory are addressed.

### 3.3.6 ENVIRONMENTAL VALUES

Harrison Hot Springs contains numerous environmental values, including documented occurrences of species at risk. Harrison Lake hosts the White Sturgeon (*Acipenser transmontanus,* pop. 4) and the Pygmy Longfin Smelt (*Spirinchus* sp. 1), both BC red-listed species at risk, as identified by the BC Conservation Data Centre (inventoried in Table 11 below). In addition, Miami Creek is home to the Pacific Water Shrew

[19] Village of Harrison Hot Springs. 2022. *Official Community Plan.* HHS OCP Bylaw updated (Mar 2023).pdf (harrisonhotsprings.ca)

(*Sorex bendirii*), also a red-listed species, and the Northern Red-legged Frog (*Rana aurora*), a blue-listed species at risk. Much of Miami Creek and the drainage depressions in the south end of East Sector Lands has been designated as a federally protected critical habitat for the Pacific Water Shrew. Critical habitat is the habitat needed for the survival or recovery of a threatened or endangered species listed on Schedule 1 of the federal Species at Risk Act; it is formally identified in the final recovery strategy that is made for every endangered species. In addition to the above species, a species at risk that is not publicly available (masked) has been identified north of the AOI, along the west shore of Harrison Lake. The East Sector Lands also host two rare ecosystems, the black cottonwood / red-osier dogwood and black cottonwood / sitka willow plant communities, as well as a sphagnum bog (located on private land).[20]

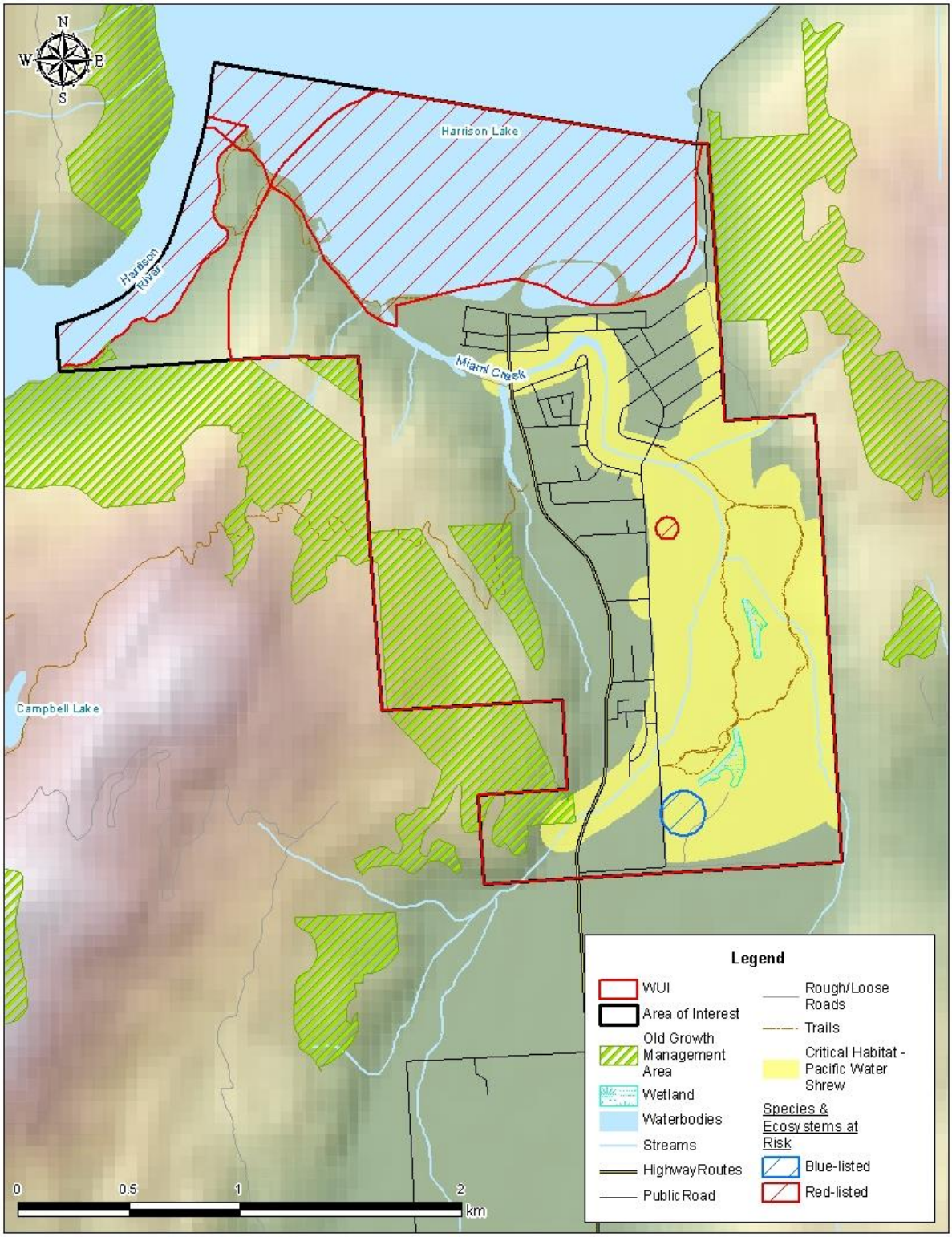
Though no new fuel treatment units are proposed by this plan, it should be noted that there is the possibility for planned fuel management activities to impact the habitat of these populations. Site level operational plans should identify and mitigate potential impacts to species at risk and may require the guidance of a qualified professional. Several legal Old Growth Management Areas (OGMA) overlap the AOI, on the west side of the Village. Forest activities in an OGMA can only occur in consultation with Ministry of Forests.

See Map 3 below for environmental values within Harrison Hot Springs.

***Table 11. Species at Risk in the Harrison Hot Springs AOI.***

| English Name | Scientific Name | Category | BC List | Habitat Type |
|---|---|---|---|---|
| Pygmy Longfin Smelt | *Spirinchus* sp. 1 | Vertebrate Animal | Red | LACUSTRINE; DEEP WATER |
| Northern Red-legged Frog | *Rana aurora* | Vertebrate Animal | Blue | LACUSTRINE: Shallow Water; PALUSTRINE: Pond; TERRESTRIAL: Marsh, Forest Needleleaf, Forest Mixed |
| White Sturgeon (Lower Fraser River Population) | *Acipenser transmontanus* pop. 4 | Vertebrate Animal | Red | RIVERINE: Big River; High Gradient; Low Gradient; Moderate Gradient; ESTUARINE: River Mouth; Tidal Flat |
| Pacific Water Shrew | *Sorex bendirii* | Vertebrate Animal | Red | TERRESTRIAL: Forest Mixed, Swamp |

[20] Village of Harrison Hot Springs. 2022. *Official Community Plan.* HHS OCP Bylaw updated (Mar 2023).pdf (harrisonhotsprings.ca)




*Map 3. Identified environmental values within Harrison Hot Springs.*

### 3.3.7 OTHER RESOURCE VALUES

As a Resort Municipality, tourism and recreation are the most important commercial values in Harrison Hot Springs. The population of Harrison Hot Springs swells significantly in the summer months and shoulder seasons, hosting 550,000 visitors annually.[21] Village staff members noted that they can see as many as 1000 tourists per day in the Village alone. Because of the limited access/egress routes, Harrison Hot Springs must consider the considerable number of recreational users along East Harrison and Sasquatch Provincial Park, especially during peak season.

Most of the visitor accommodations and amenities are concentrated adjacent to the lakeshore, along Esplanade Avenue and along Rockwell Drive up the east shore of Harrison Lake. Notable forested trails include the Spirit Trail Loop and Bear Mountain Flats in the East Sector Lands and the Harrison Grind to the Campbell Lake Lookout, the trailhead of which is located at the site of the Village's water reservoir. Other walking trails exist throughout the Village, including the Miami Creek Greenway.

## SECTION 4: WILDFIRE RISK ASSESSMENT

This section summarizes the factors that contribute to local wildfire risk in Harrison Hot Springs. Section 4.1 discusses the wildfire environment, as well as climate change projections affecting the wildfire environment of the area. Section 4.2 - Wildfire History discusses wildfire history in the area and wildfire response data from local fire crews. Section 4.3 and Section 4.4 describes wildfire threat and WUI risk assessments on a provincial and local scale, respectively.

The local wildfire risk assessment helps to identify the parts of the community that are most vulnerable to wildfire so that wildfire risk reduction actions can be implemented effectively. Differing risk levels require tailored risk management to minimize negative impacts from wildfires to communities and high value critical infrastructure. The intent is to enable cost effective wildfire risk reduction strategies that will mitigate wildfire threat to communities and values at risk, at local and provincial scales. Through the identification of risk level, priorities for mitigation and opportunities for increasing community resiliency are both enhanced.[22]

The relationship between wildfire risk and wildfire threat is defined as follows:

**Wildfire Risk = Probability X Consequence**

Where:

[21] Village of Harrison Hot Springs. 2023. *VHHS Annual Report 2023.* 2023-Annual-Report.pdf (harrisonhotsprings.ca)
[22] Community Resiliency Investment. 2023. *FireSmart Community Funding and Supports Supplemental Instruction Guide.* Retrieved from: https://www.ubcm.ca/funding-programs/local-government-program-services/community-resiliency-investment/firesmart-0

**Wildfire risk** is the potential losses incurred to human life and values at risk within a community in the event of a wildfire.

**Consequences** are the repercussions associated with fire occurrence in an area. Higher consequences are associated with densely populated areas, critical infrastructure, areas of high biodiversity, etc.

**Probability** is the threat of wildfire occurring in an area and is expressed by the ability of wildfire to ignite and consume fuel on the landscape. Wildfire threat is driven by three major components of the wildfire environment:

1) **Topography:** slope and terrain (increases/decreases rate of spread), and aspect (affects fuel dryness).
2) **Fuel:** loading (amount), size and shape, arrangement (horizontal and vertical), compactness, chemical properties, and fuel moisture.
3) **Weather:** temperature, relative humidity, wind speed and direction, and precipitation.

## 4.1 LOCAL WILDFIRE ENVIRONMENT

There are three environmental components that influence wildfire behaviour: topography, weather, and fuel. These components are generally referred to as the 'fire behaviour triangle' (Figure 1); the ways in which they individually influence the wildfire environment of the WUI are detailed below.

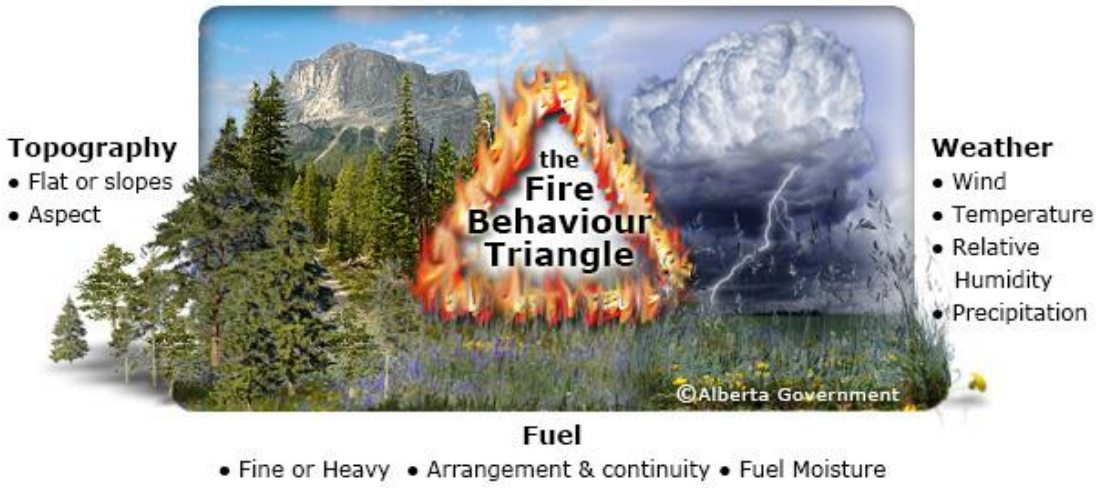



*Figure 1. Graphic display of the fire behaviour triangle, and a subset of characteristics within each component.*[23]

[23] Province of Alberta. *Wildfire Prevention and Enforcement*. Available from: https://blogs.ubc.ca/firemodel/discussion/

### 4.1.1 TOPOGRAPHY

Topography has a significant influence on fire behaviour. Slope steepness influences a fire's trajectory and rate of spread; slope position relates to the ability of a fire to gain momentum uphill. Other factors of topography that influence fire behaviour include aspect, elevation, and the configuration of features on the landscape that can restrict (e.g., water bodies, rock outcrops) or drive (e.g., valleys, exposed ridges) the movement of a wildfire. South and southwest-facing slopes are typically the most concerning for heating and solar radiation, which can accelerate fuel drying. Topography also impacts the other aspects of the fire environment. Aspect and slope influences vegetation type and continuity, which is discussed in Section 4.1.3. Also, slope length and form can influence both regional and diurnal wind patterns (e.g., anabatic and katabatic slope winds).

Table 12 shows the percent of the WUI by slope steepness class, with corresponding fire behaviour implications. The majority of the Village (71%), including East Sector Lands and the commercial-residential core, is located on flat land and is unlikely to experience accelerated rates of fire spread due to topography alone. This flat terrain means that fires are less likely to gain momentum or exhibit rapid spread, reducing the overall fire risk in these areas. Outside of this valley-bottom area, slopes rise sharply (Figure 2). 23% of the AOI is characterized by steep slopes greater than 40% that would experience accelerated rates of wildfire spread.


*Figure 2. Google Maps image looking south from Harrison Lake towards Agassiz.*

*Table 12. Slope Percentage and Fire Behaviour Implications.*

| Slope | Percent of AOI (%) | Fire Behaviour Implications |
|---|---|---|
| **<20%** | 71% | Very little flame and fuel interaction caused by slope, normal rate of spread. |
| **21-30%** | 3% | Flame tilt begins to preheat fuel, increase rate of spread. |
| **31-40%** | 3% | Flame tilt preheats fuel and begins to bathe flames into fuel, high rate of spread. |
| **41-60%** | 7% | Flame tilt preheats fuel and bathes flames into fuel, very high rate of spread. |
| **>60%** | 16% | Flame tilt preheats fuel and bathes flames into fuel well upslope, extreme rate of spread. |

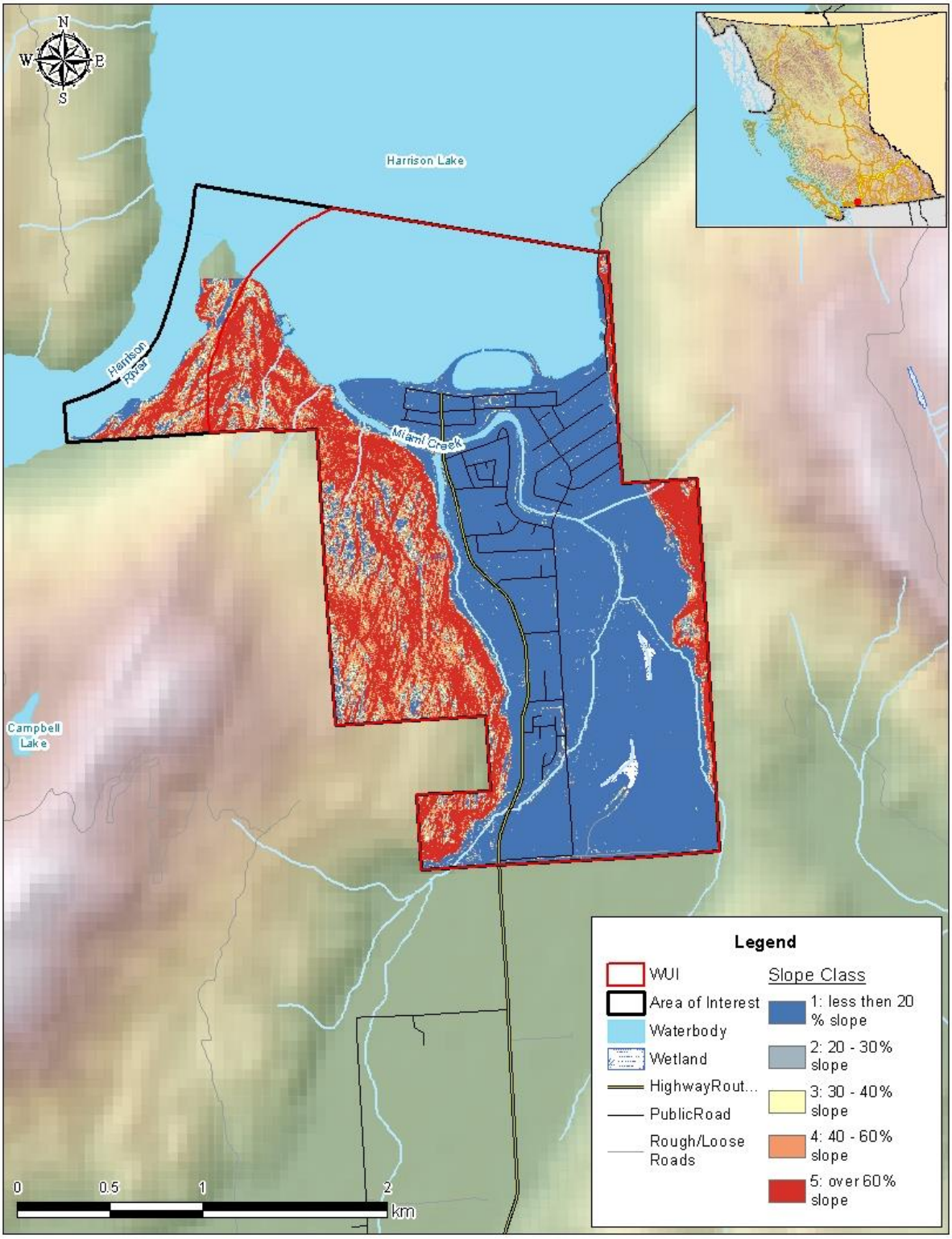
Table 13 shows the fire behaviour implications of the slope position of a value. Values located on the lower slope are at the least risk. Values located mid-slope or at the upper third of a slope are threatened by faster rates of fire spread due to the pre-heating of fuels and longer flame lengths. Harrison Hot Springs has two values at risk that are located at more vulnerable slope positions – the municipal water reservoir and the BC Hydro transmission line are both located mid-slope on the west side of the municipality. However, risk is mitigated by the forest fuel type in this area (see Section 4.1.3).

The overall implications of topography in the WUI are that fire ignitions at valley bottom have an elevated potential of spreading upslope into forested areas, given appropriate fuel and weather conditions. The

steepest slopes in the AOI occur on the undeveloped forested areas above the community. Values at risk are mostly located at valley bottom, where the risk of topographic-driven fires is low.

***Table 13. Slope Position of Value and Fire Behaviour Implications.***

| Slope Position of Value | Fire Behaviour Implications |
|---|---|
| Bottom of Slope/ Valley Bottom | Impacted by normal rates of spread. |
| Mid Slope - Bench | Impacted by increased rates of spread. Position on a bench may reduce the preheating near the value. (Value is offset from the slope). |
| Mid Slope – Continuous | Impacted by fast rates of spread. No break in terrain features affected by preheating and flames bathing into the fuel ahead of the fire. |
| Upper 1/3 of slope | Impacted by extreme rates of spread. At risk to large continuous fire run, preheating and flames bathing into the fuel. |




*Map 4. Slope steepness classification in Harrison Hot Springs.*

### 4.1.2 WEATHER

Climate-related weather patterns can significantly influence the potential for fire ignition, rate of spread, and burn intensity in a given area. Like much of the Fraser Valley, Harrison Hot Springs has a mild, coastal climate. Summers are warm and dry, and winters are moist with little snowfall.[24] Historical weather data can provide information on the frequency and distributions of days that Harrison Hot Springs is typically subject to high fire danger conditions, which supports an assessment of overall wildfire risk.

The Canadian Forestry Service developed the Canadian Forest Fire Danger Rating System (CFFDRS) to assess fire danger and potential fire behaviour. Danger Class ratings provide a relative index of the ease of wildfire ignition and the difficulty of suppression, and are forecast using four primary inputs: temperature, relative humidity, wind, and precipitation. These inputs can be variable on a small scale based on the specific location of the weather station. 'High fire danger' includes Danger Class ratings of 4 (High) or 5 (Extreme). Note that the CFFDRS is applied differently across Danger Index Regions, as specified in Schedule 2 of the Wildfire Regulation. Therefore, it is more informative to compare data from one station over time (year-over-year or month-to-month) than to compare one station to another.

For this plan, data was summarized from two nearby BCWS weather stations to provide an indication of the historical fire weather patterns in Harrison Hot Springs.[25] The UBC Research weather station is situated within the same BEC zone as Harrison Hot Springs (CWHdm, see Section 4.2.1), in the foothills of Golden Ears. Big Silver 2 weather station is located 45 km north of Harrison Hot Springs, on the east side of the north-south Big Silver Creek drainage. Compared to Harrison Hot Springs, the station is within a drier biogeoclimatic zone (CWHds1,), but also at a higher elevation (570 m). Danger Class days for each weather station are summarized in Figure 3 and Figure 4 below. According to this data, local fire danger peaks in August, although importantly, high danger days can also occur in the late spring and throughout the fall.

[24] Darmarchi, D. 2011. *An Introduction to the Ecoregions of British Columbia*.
[25] Recommended by BCWS Zone staff.

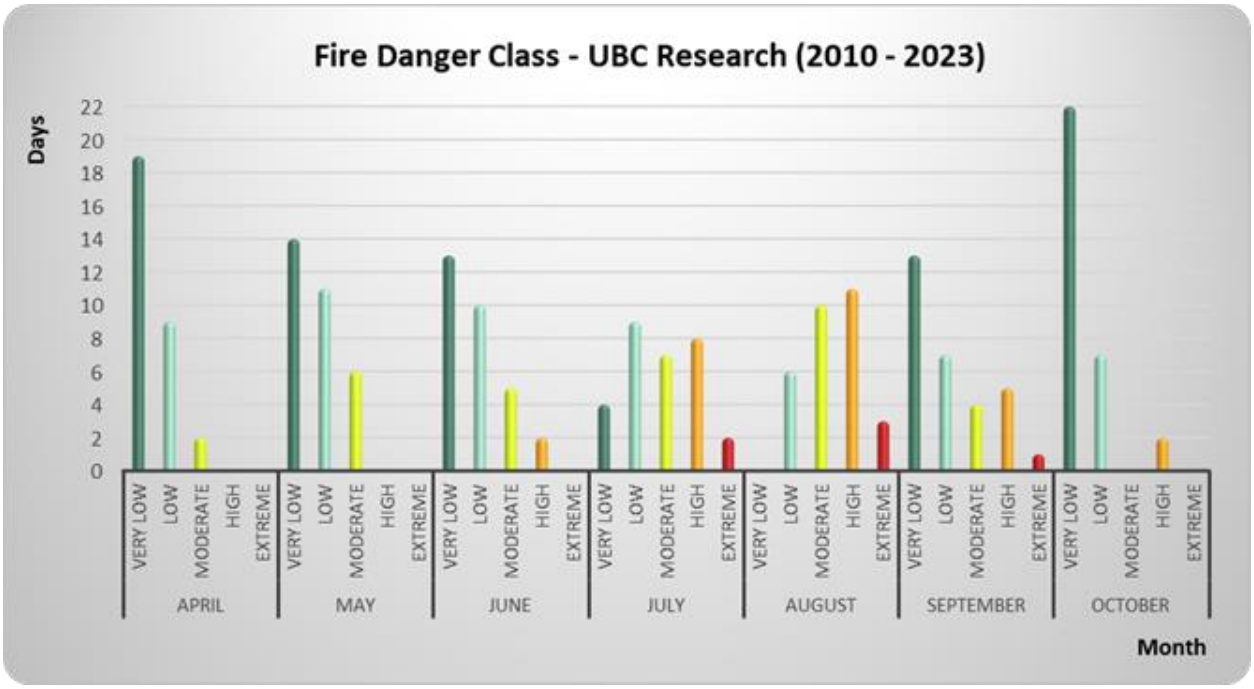



*Figure 3. Average number of danger class days during the fire season for the BCWS UBC Research weather station (2010-2023).*

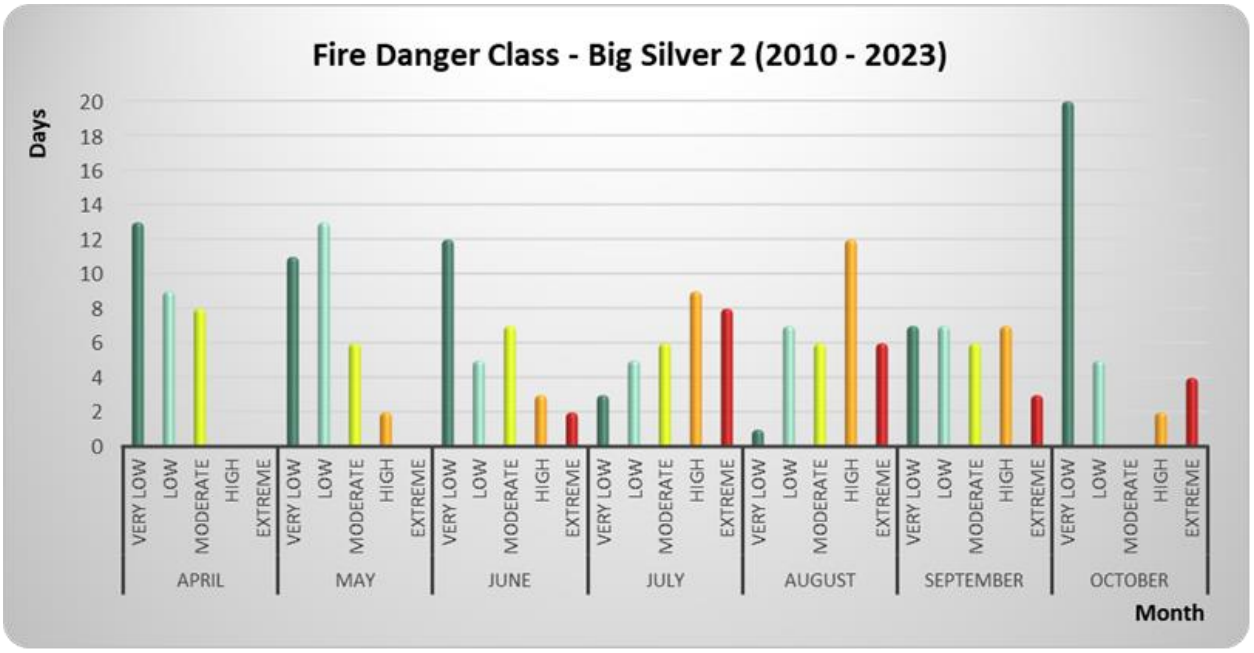



*Figure 4. Average number of danger class days during the fire season for the BCWS Big Silver 2 weather station (2010-2023).*

### *Fire Spread Patterns*

Hourly wind speed and direction are also recorded at BCWS weather stations, and the data is publicly available in the form of average Initial Spread Index (ISI) roses. The ISI is a numeric rating that combines the effects of wind speed and fine fuel moisture (influenced by temperature and relative humidity) to predict the expected rate of fire spread. Fires upwind of a value pose a more significant threat due to the potential for rapid spread toward the value, compared to fires downwind.

Understanding predominant wind patterns can inform the strategic placement of firebreaks, the prioritization of fuel management activities, and the development of evacuation routes. However, it should be noted that unusual wind patterns can be just as important, as they may be associated with high-risk weather events such as thunderstorms or heat domes.

ISI roses from nearby BCWS weather stations depict prevailing winds from the south (UBC Research), and southwest (Big Silver 2). Historical data from the Agassiz weather station also shows southerly summer winds.[26,27] The length of each segment on the ISI rose indicates the proportion of days where winds occur from that cardinal direction; the color indicates ISI value. Lighter colored bands representing higher ISI values (i.e., >10) indicate strong winds and/or low humidity, so are expected to peak in the summertime, as is seen. Higher ISI values are recorded from the Big Silver 2 station, which is in a drier BEC zone that Harrison Hot Springs and the UBC Research weather station, as discussed above.

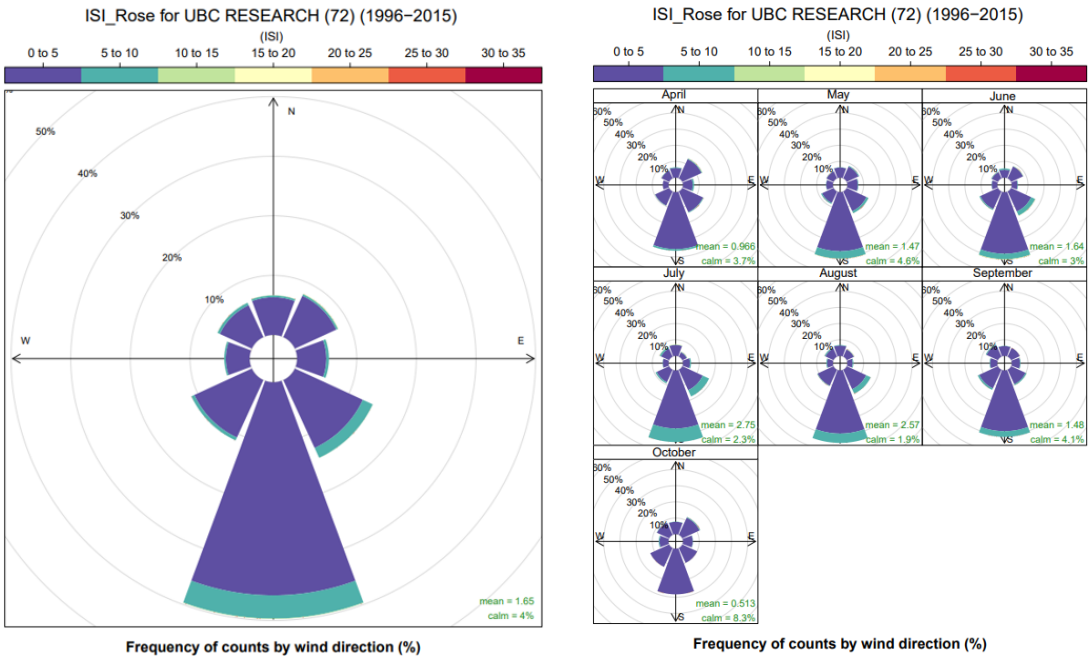



*Figure 5. Daily and monthly ISI rose averages for UBC Research weather station.*

[26] Windfinder. 2024. *Wind and Weather statistics.* "Agassiz/Harrison Lake." Retrieved on 12 August 2024: https://www.windfinder.com/windstatistics/agassiz_harrison_lake

[27] Harrison Windsports Society. "Lake Info." https://harrisonwindsports.com/

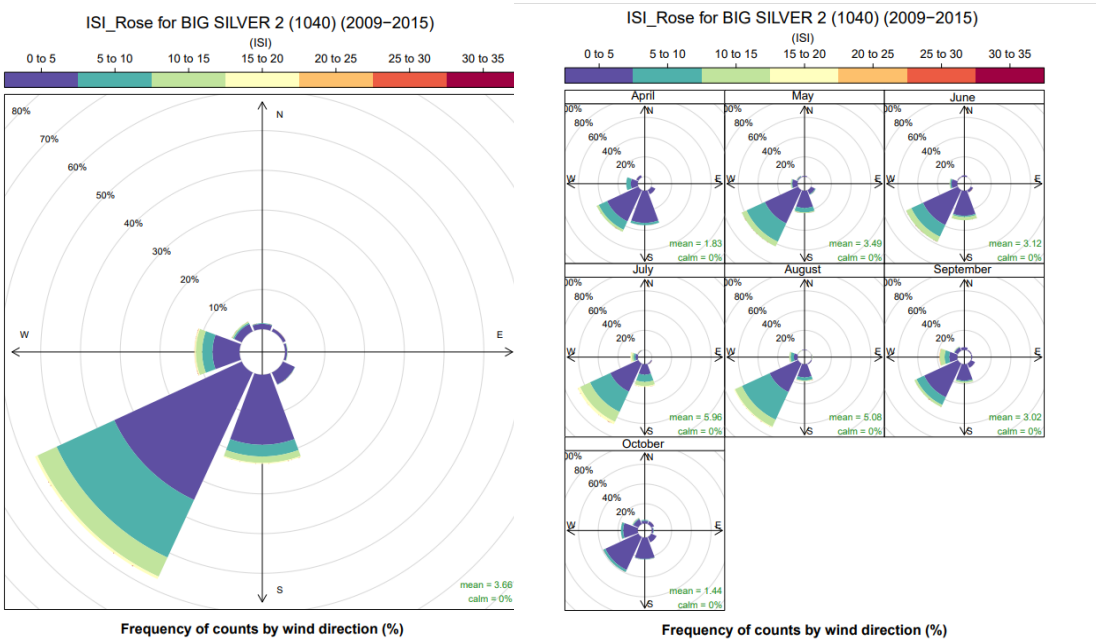



*Figure 6. Daily and monthly ISI rose averages for Big Silver 2 weather station.*

## Climate Change

Climate change is a serious and complex aspect to consider in wildfire management planning. Although there are uncertainties regarding the extent of these impacts on wildfire, the frequency, intensity, severity, duration, and timing of wildfire and other natural disturbances are expected to be altered significantly with the changing climate. Despite the uncertainties, trends within the data are visible.

Projections for the Fraser Valley indicate a 2.2°C to 4.3°C increase in annual average temperatures and 43 to 72 more frost-free days annually by the 2050s. [28] Summer precipitation is expected to decrease by 12%, with a 50% reduction in snowfall. The number of days over 30°C annually is projected to rise significantly, with Abbotsford experiencing 26 days and Chilliwack 29 days over 30°C, up from 7 and 8 days respectively.

The warming global climate is expected to lead to wildfires that are increasingly larger, more intense, and difficult to control. The daily fire severity rating is projected to reach higher peak levels, and head fire intensity is anticipated to increase significantly in western Canada. Additionally, the length of fire seasons is expected to grow, with the most pronounced changes occurring in the northern hemisphere.[29]

[28] Climate Change Adaptation Program. 2023. *BC Climate Change Adaptation Program: Fraser Valley*. Retrieved from: https://www.bcclimatechangeadaptation.ca/regional-adaptation/fraser-valley/

[29] Flannigan, M.D., A.S. Cantin, W.J. de Groot, M. Wotton, A. Newbery, L.M. Gowman. 2013. *Global wildland fire season severity in the 21st century. Forest Ecology and Management*. 294: 54 - 61.

Understanding these projections and their potential impacts is crucial for developing effective wildfire management strategies and ensuring community resilience to climate change. As stated in the 2023 Strategic Plan, Harrison Hot Springs plans to develop a climate action and mitigation plan.[30]

Projected climate change impacts are also expected to increase the vulnerabilities of trees and forests. Observable declines in western redcedar have been observed across the Lower Mainland in recent years due to drought; flooding of lowland areas can also lead to unusually high water tables which can stress or kill trees and make them more susceptible to windthrow events. However, regional climate change extension notes[31] suggest that many tree species in the Coast region appear physiologically resilient to the impacts of climate change. Widespread tree mortality increases potential wildfire risk, and forest health is one aspect that was considered during Plan field work. Scattered mortality of mature coastal Douglas-fir was noted on slopes west of the Village; these pockets were likely related to drought-stress associated with the rocky terrain. Climate change adaptation recommendations specific to forests in the Coast region include planting climatically suited species and genetic stock, increasing species diversity on a stand and landscape scale, monitoring and controlling insect popuations (i.e., sanitation harvest), and increasing overall forest resiliency to fire through fuel breaks and prescribed fire.

### 4.1.3 FUEL

The type and amount of fuel available for a wildfire is a major driver of the potential fire behaviour in an area. A primary factor in a community's wildfire threat is its proximity to the forest, which is the 'fuel' in a wildfire scenario. The closer values at risk are to the forest, the greater the probability of impact from a forest fire, either due to direct flame contact or ember spotting. Fuel is the only component of the fire triangle that can be realistically managed through human intervention. Further discussion of fuel management activities can be found in Section 5.8 – Vegetation and Fuels Management.

#### *Fuel Type*

The Canadian Forest Fire Behaviour Prediction (FBP) System outlines sixteen fuel types based on characteristic fire behaviour under defined conditions.[32] BC Wildfire Service maintains a provincial fuel type layer that was confirmed and updated for this CWRP. It should be noted that a locally observed fuel type may have no exact analog within the FBP system, which was almost entirely developed for boreal and sub-boreal forest types which do not occur within the study area. In these cases, the most appropriate fuel type to predict fire behaviour was assigned. This system has been successfully used within BC, with continual improvement and refinement, for 23 years.[33] In some areas, aerial imagery has low spatial resolution and/or ground access was impossible, making fuel type assessment difficult. Where fuel types

[30] Village of Harrison Hot Springs. 2023. *Strategic Plan 2023*. Strategic Plan 2023.pdf (harrisonhotsprings.ca)
[31] Ministry of Forests, Lands, and Natural Resource Operations. *Adapting natural resource management to climate change in the West and South Coast regions: considerations for practitioners and government staff*.
[32] Forestry Canada Fire Danger Group. 1992. *Development and Structure of the Canadian Forest Fire Behavior Prediction System: Information Report ST-X-3*.
[33] Perrakis, D, G. Eade and D. Hicks. 2018. *Canadian Forest Service Pacific Forestry Centre. British Columbia Wildfire Fuel Typing and Fuel Type Layer Description*.

could not be updated from imagery or field observations with a high level of confidence, the original PSTA fuel type determination was retained.

Table 14 below lists the distribution of fuel types, confirmed or updated by field verification, within the AOI. The most common fuel types in and around Harrison Hot Springs are C-5 and M-1/2, representing mature, multi-layered forests with well-developed herb and shrub layers (conifer-dominated and mixed-wood, respectively). Due to gaps between surface fuels and tree crowns and between trees themselves, these fuel types are associated more frequently with smouldering surface fires than with active crown fires. However, fuel moisture has a big part to play in expected fire behavior, and forest health issues or drought conditions can lead to more intense fire behavior. It should be noted that conifer trees are the greatest influence on fire behaviour in a stand; conifer needle litter, bark, and foliage are all much more flammable that deciduous leaf litter and trees. Therefore, the deciduous component of a stand will reduce the rate of spread and headfire intensity, thereby lowering the wildfire threat rating of a stand. [34] The D-1/2 fuel type – deciduous-dominated forest type – is used to represent riparian vegetation around waterways. Due to the prevalence of species with high leaf moisture content, this fuel type does not support much wildfire behavior.

It is important to note that fuel type on private land cannot be classified under the CWRP funding program and has been left out of this analysis. This is a limitation to the analysis since private land encompasses a large part of the WUI. This fuel type should not be misconstrued as not susceptible to fire, as these areas still often contain combustible materials and flammable landscaping vegetation. Assessing risk on private property near homes is within the scope of FireSmart Home Ignition Zone Assessments, which can be completed by Local FireSmart Representatives. Cleared and developed land, or irrigated land including fields and parks, could be classified as non-fuel. Generally, fuel type on undeveloped private land was similar to fuel type on nearby public land – private properties that extended up the hillsides were forested.

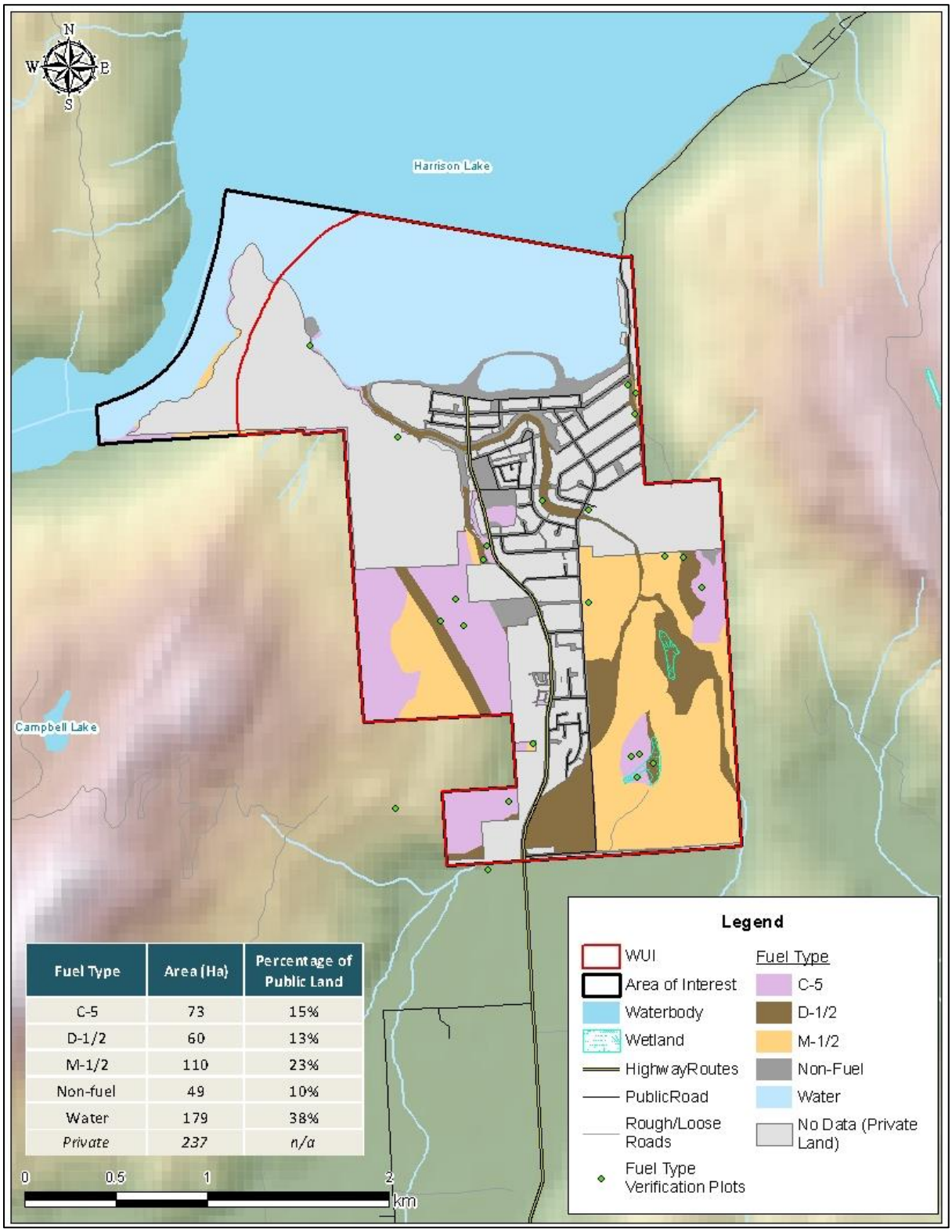
Updated fuel types in Harrison Hot Springs are shown below on Map 5.

***Table 14. Fuel types in public land of the Harrison Hot Springs wildland-urban interface (WUI).***

| Fuel Type | Fuel Type Description Within WUI | Area (ha) | Percent (%) of Public Land |
|---|---|---|---|
| C-5 | Lower density and often more mature conifer stands. Natural canopy gaps, low surface fuel accumulations and continuity, and a low flammability (i.e., shrubby) understory. Overstory trees often have high crown base heights. Type was also applied to younger conifer stands that have been brushed and pruned. | 73 | 15% |
| D-1/2 | Deciduous stands/forest. Hazard increases with the amount of deadfall and/or establishment of a flammable shrub layer. Also applied to unmanaged roads / trails in the community. | 60 | 13% |
| M-1/2 | Mixed stands of conifers or deciduous species, low to moderate amounts of dead stems and downed woody fuels. Often | 110 | 23% |

[34] Perrakis, D., G. Eade, and D. Hicks. 2018. BC Wildfire Service. Ministry of Forests, Lands, and Natural Resource Operations. *British Columbia Wildfire Fuel Typing and Fuel Type Layer Description.*

| Fuel Type | Fuel Type Description Within WUI | Area (ha) | Percent (%) of Public Land |
|---|---|---|---|
| | transition to more conifer dominated as pioneer deciduous species die out. | | |
| Non-fuel | This type was applied to irrigated / maintained fields, cleared areas, roadways, exposed rock, shoreline and developed residential properties. | 49 | 10% |
| Water | Ocean and river. Was not applied to creeks / drainages in the community that were not spatially discernible. | 179 | 38% |
| *Private* | *n/a* | *237* | *n/a* |




| Fuel Type | Area (Ha) | Percentage of Public Land |
|---|---|---|
| C-5 | 73 | 15% |
| D-1/2 | 60 | 13% |
| M-1/2 | 110 | 23% |
| Non-fuel | 49 | 10% |
| Water | 179 | 38% |
| *Private* | *237* | *n/a* |

***Map 5. Updated fuel types in Harrison Hot Springs. Private land is not eligible for classification, so fuel types on private land are not displayed.***

## 4.2 WILDFIRE HISTORY

### 4.2.1 NATURAL DISTURBANCE REGIME

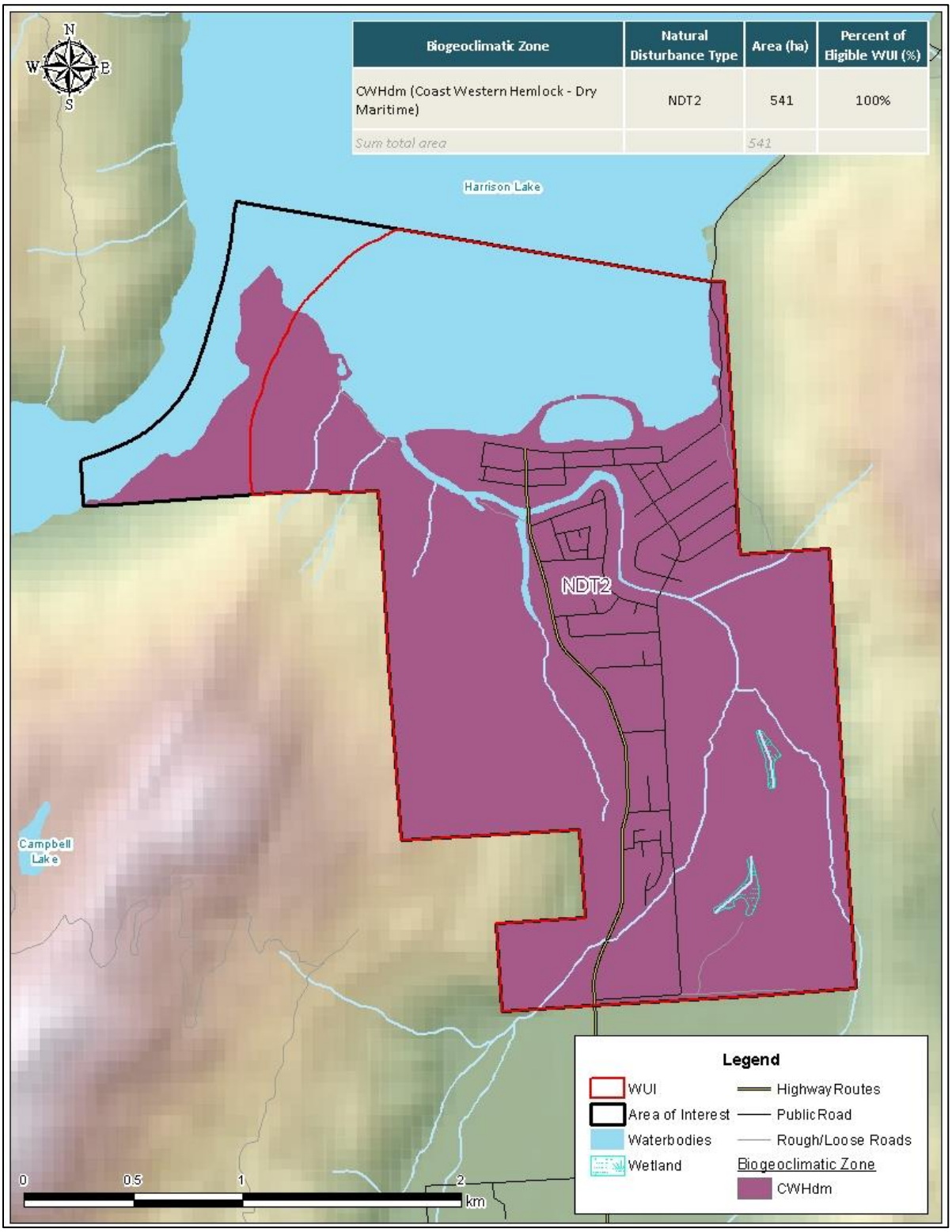
The ecological context of wildfire and the role of fire in the local ecosystem under both current and historical conditions is an important basis for understanding the current and future wildfire threat to a community. Historical natural disturbance regimes have influenced the vegetation dynamics and ecological functions and pathways that determine many of the characteristics of our natural systems. The wildland-urban interface can be classified into 'natural disturbance types' (NDTs) according to biogeoclimatic zone (BEC) and the size and frequency of natural disturbances that historically occur within the area.[35] BEC zones are further classified into 'subzones' based on climatic factors (moisture and temperature) and numerical 'variants' based on subtle geographic differences within a subzone. Harrison Hot Springs is classified as the CWHdm, or dry maritime Coastal Western Hemlock (Table 15 and Map 6).

The CWHdm ecosystem is classified as NDT2: ecosystems that have historically experienced infrequent, stand-initiating events. Occurrences of fire every 250-450 years are likely for this Natural Disturbance Type according to the Biodiversity Guidebook and analyses in similarly 'dry' (relative to other wet coastal forest) ecosystems. Fire regimes in these drier ecosystems were likely mixed severity – a combination of low-, moderate-, and high-severity fires. Low severity fires may kill many small saplings, but only a few large trees; moderate severity fires can cause patchy mortality, while high-severity fires can cause mortality for many large trees.[36] This disturbance cycle resulted in a landscape-level mosaic of even-aged stands with small-scale gap dynamics.[37] Overall, wildfire has historically been recorded as an infrequent, but not rare or undocumented, disturbance in this landscape. While natural disturbance regimes are useful for describing the historic disturbance pattern typical for an area, fire history is complex and highly variable across space and time for many ecosystems.[38] Forest health issues, development patterns, forest harvesting, and natural events contribute to changes in the fire regime, forest attributes, and fuel hazard across landscapes.

***Table 15. Biogeoclimatic Zones and Natural Disturbance Types in the Harrison Hot Springs AOI.***

| Biogeoclimatic Zone | Natural Disturbance Type | Area (ha) | Percent of Eligible WUI (%) |
|---|---|---|---|
| CWHdm (Coast Western Hemlock - Dry Maritime) | NDT2 | 708 | 100% |

[35] Forest Practices Code of British Columbia. 1995. *BC Biodiversity Guidebook September 1995*. Biodiversity Guidebook (Forest Practices Code of British Columbia, September 1995) (gov.bc.ca)
[36] Droner, B. and Wong, C. 2003. *Prepared for the Coast Information Team, Natural Disturbance Dynamics in Coastal British Columbia*. https://www.for.gov.bc.ca/tasb/slrp/citbc/b-NatDist-DornerWong-May03.pdf
[37] Province of British Columbia. 1995 *Forest Practices Code Biodiversity Guidebook*. Available at: https://www.for.gov.bc.ca/ftp/hfp/external/!publish/FPC%20archive/old%20web%20site%20contents/fpc/fpcguide/BIODIV/chap2a.htm#ntv
[38] Hall, E. 2010. *Maintaining Fire in British Columbia's Ecosystems: An Ecological Perspective.* Available at: https://www.semanticscholar.org/paper/Maintaining-Fire-in-British-Columbia%27s-Ecosystems%3A-Hall/4d4c934dfae93dcb66bae394b08abd00b7c1daea




*Map 6. Biogeoclimatic zone classification of Harrison Hot Springs.*

### 4.2.2 HISTORICAL WILDFIRE OCCURENCES

Historical fire ignition and perimeter data for the area encompassing Harrison Hot Springs are depicted below in Map 7 and Map 8.[39] Based on the BCWS historical wildfire datasets, wildfires in the WUI are relatively infrequent, and ignitions rarely result in a wildfire event. Since the 1970's, there have been few significant fires in the area (Map 8). A majority of historic fire activity in the past 50 years in the area is attributed to human-caused ignitions (43%, excluding unknown sources[40]), occurring along the east side of Harrison Lake, along Harrison River west of Harrison Hot Springs, and east of Harrison Hot Springs near Mt. Hicks. BCWS has previously noted that human-caused ignitions in the Fraser Valley are primarily due to recreation, including gunfire and campfires, and residential burning. Poorly abated roadside slash from industrial activities contribute to higher fuel loading.[41] This indicates that a key component of wildfire risk mitigation can be educating the public on safe practices.

In August 2017, a human-caused fire (V11812) on the eastern side of Harrison Lake, approximately 12 km northeast of Harrison Lake, near Slollicum Creek and just north of Sasquatch Provincial Park, burned over 94 ha. This fire produced high volumes of smoke and visibility issues within the municipality. The largest recent fire burned over 400 ha east of Harrison Hot Springs in 2018. This fire burned for several weeks and resulted in the closure of Lougheed Highway.[42] In 2021, the north end of Long Island, in the centre of Harrison Lake, a lightning-caused fire (V12262) burned roughly 223 ha (Figure 7), resulting in an evacuation order issued by the FVRD on 5 August 2021.[43] Coquitlam's Minnekhada Regional Park had a 14 ha fire (V12537) in October 2022 that was actioned by both Coquitlam Fire and Rescue and BCWS (Figure 8).[44]

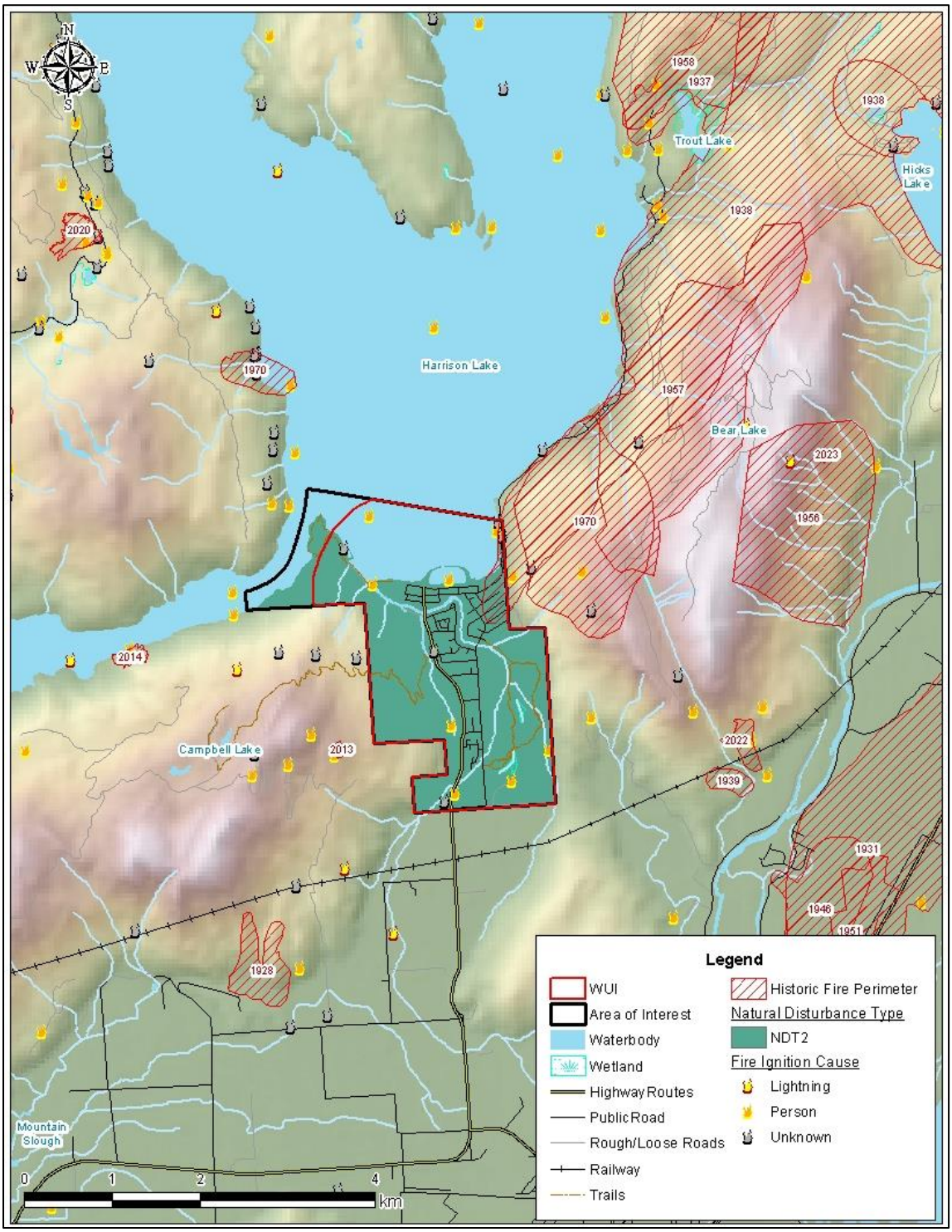
Members of the WWG noted that fires in the surrounding areas are slow to grow, generally due to favourable climatic conditions for fire suppression. The Bear Mountain fire in August 2023 (V13025), which grew to only 1.7 ha in size, was a good example of this.[45]

[39] Fire ignition data is available from 1951-2020 and fire perimeter data is available from 1919-2020.
[40] 21% of ignitions are attributed to lightening strikes and 36% are unknown sources. Source: GIS analysis of BCWS Historical Fire Incident Location data for southwest BC, from Vancouver to Hope, Squamish to the US Border. Retrieved on 8 August 2024 from BC Data Catalogue.
[41] B.A. Blackwell & Associates Ltd. 2019. *Fraser Valley Regional District Zone C 2019 Community Wildfire Protection Plan.* 2019_FVRD_ZoneC_CWPP_FINAL.pdf
[42] B.A. Blackwell & Associates Ltd. 2017. *District of Kent Community Wildfire Protection Plan*. Community Wildfire Protection Plan (kentbc.ca)
[43] BC Wildfire Services. 9 August 2021. [Facebook post.] Fire activity was much quieter... - BC Wildfire Service | Facebook
[44] City News. 1 October 2022. "Wildfire ignites in Coquitlam." Wildfire ignites in Coquitlam | CityNews Vancouver
[45] Personal communication. June 2024.

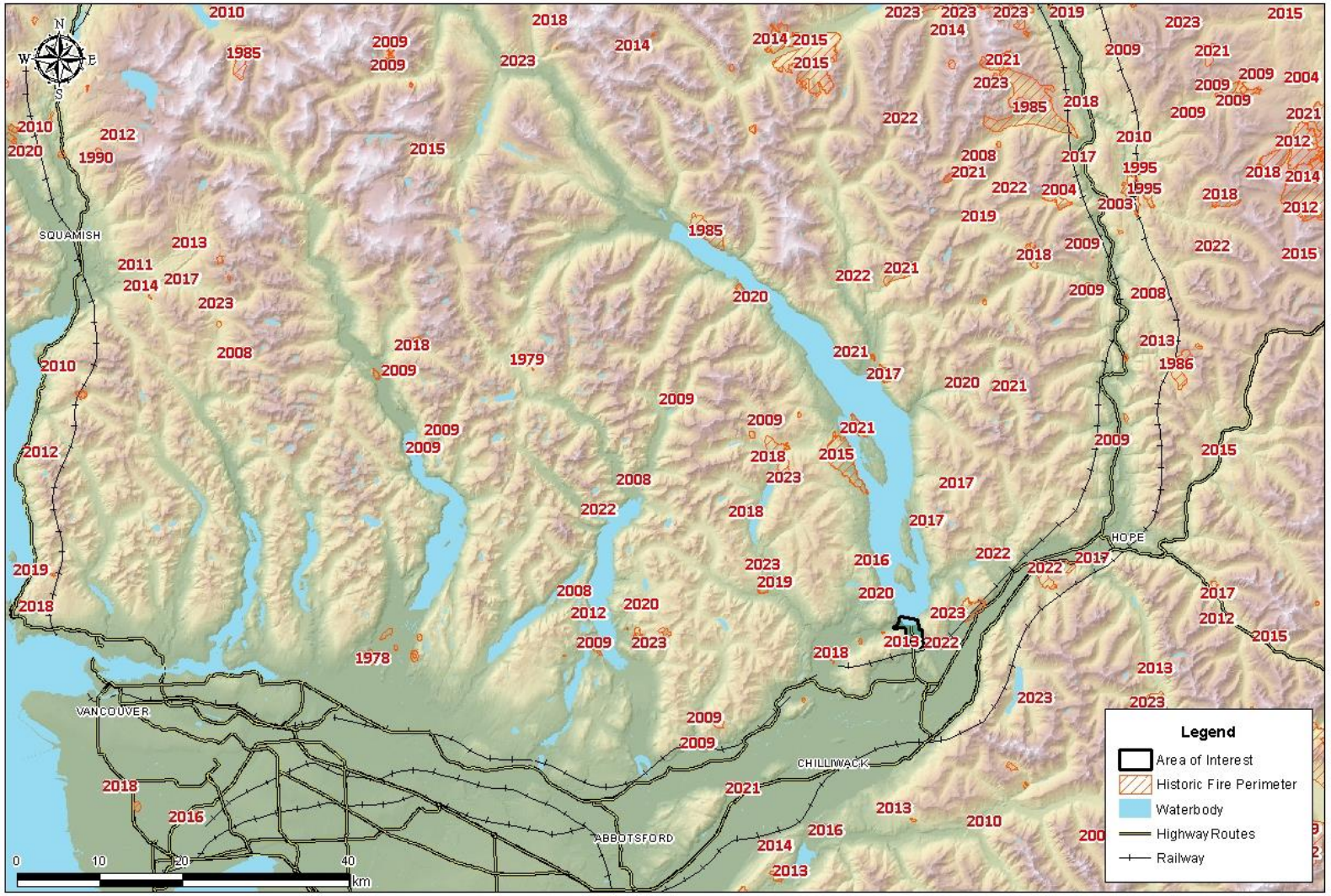
*Figure 7. Lightning-caused fire on the north end of Long Island in Harrison Lake, August 2021.*[46]

*Figure 8. Wildfire in Minnekhada Regional Park, Coquitlam, October 2022.*[47]

[46] BC Wildfire Services. 4 August 2021. [Facebook Post.] UPDATE: The BC Wildfire Service... - BC Wildfire Service | Facebook
[47] City News. 1 October 2022. "Wildfire ignites in Coquitlam." Wildfire ignites in Coquitlam | CityNews Vancouver




*Map 7. Natural disturbance regime and historical fire ignitions and occurrences around Harrison Hot Springs.*




*Map 8. Historic wildfire occurrences from the past 50 years (BCWS data).*

### 4.2.3 WILDFIRE RESPONSE

Wildfire response in Harrison Hot Springs is primarily the responsibility of the Harrison Hot Springs Fire Department (HHSFD), with assistance provided from the Agassiz Fire Department and BCWS, if needed. The HHSFD has had very few wildland or structural fire callouts over the past couple of years, reporting just one wildland fire response in 2024, since 2018.

When it comes to wildfire response, Harrison Hot Springs has several notable wildfire resiliency factors. First is fire behavior – as discussed above, local fire response personnel have noted that fires in the area are relatively slow growing due to fuel moisture and weather factors. Using historical 90$^{th}$ percentile fire weather data and the BCWS Red Book, typical rates of spread high fire danger conditions in the Fraser Valley are 2 m/minutes; whereas for the same fuel type and slope, rates of spread in the Fraser Canyon or the Okanagan are twice to three times that.

Second is early detection – a high number of residents and recreationalists in the Harrison area means that there are many 'eyes' on the ground, and that fires get reported quickly. Fires that start roadside or mid-slope (such as in cutblocks) are the most common for the region (due to the prevalence of human ignitions) and are easily visible. The WWG noted that residents are very proactive about reporting abandoned or illegal campfires. Additionally, the Village is finalizing the installation of a SenseNet early detection system[48] around the Village, including the East Sector Lands and near the water reservoir.

The third factor is firefighting resources, particularly water supply. The proximity to and accessibility (both by vehicle and helicopter) of a large and accessible body of freshwater, Harrison Lake, is beneficial to both local fire departments and BCWS, for whom adequate water supply is critical in fire suppression. Additionally, Harrison Hot Springs is geographically proximate to the Haig Fire Base, which has initial attack crews allocated for local response during the fire season. These factors intersect to mean that local firefighting crews can be on a fire quickly while it is still small and controllable, with a high rate of suppression success.

## 4.3 PROVINCIAL STRATEGIC THREAT ANALYSIS

The Provincial Strategic Threat Analysis (PSTA) is a series of publicly-available spatial layers that are designed to consistently assess and map different aspects of wildfire threat and risk around the province.[49]

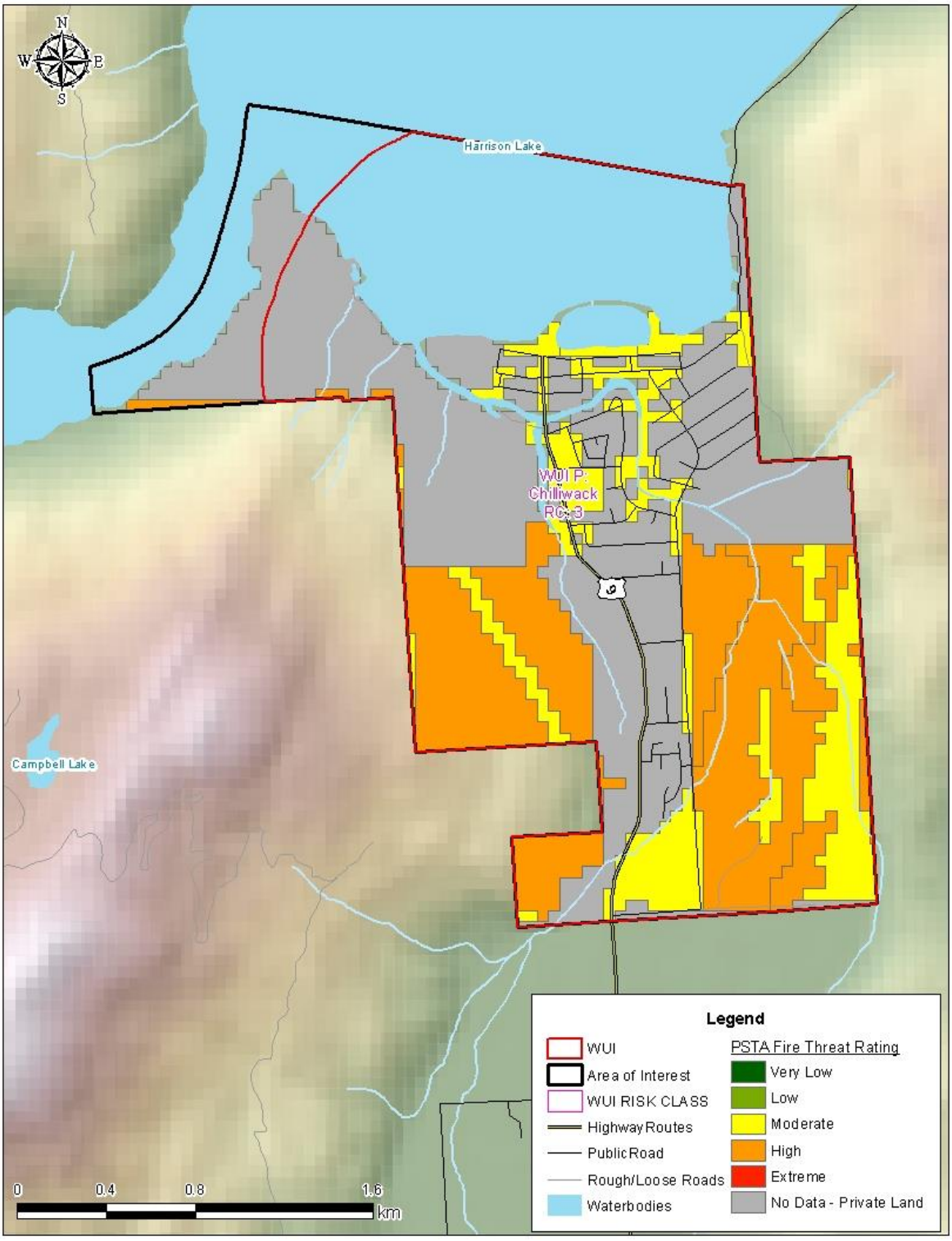
[48] SenseNet Inc. 2023. SenseNet - Rapid Wildfire Detection Solution
[49] Province of BC. 12 May 2023. *2021 Update: Provincial Strategic Threat Analysis (PSTA).* https://www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/fire-fuel-management/psta

The PSTA is a starting place from which more detailed local risk assessments can be performed (Section 4.4), and to support the development of FireSmart funding applications under the UBCM FCFS program.

The PSTA also forms the basis for the identification of the wildland-urban interface (WUI) in BC. Structure densities are used to define areas of human development. A 2-km buffer is applied on these areas to represent a reasonable maximum distance that embers can travel from a wildfire to ignite a structure. This represents the historic approach to defining the WUI for BC. Harrison Hot Springs' WUI comprises almost the entire municipal boundary due to high structure densities throughout, and adjacent to, the municipality. The only area excluded is the undeveloped northwest corner around Whippoorwill Point. This process doesn't account for non-structural values that may be considered values at risk for a community, highlighting the importance of local community wildfire planning.

Once the WUI is defined, it is combined with the PSTA Fire Threat Rating to delineate discrete 'WUI Risk Class' polygons throughout BC. The PSTA Fire Threat rating integrates coarse-scale, provincially determined wildfire threat components such as fire likelihood (historical fire occurrence), potential fire severity (fire weather conditions and fuel type), and wildfire propagation potential (spotting). Notably, this threat analysis does not extend onto private land.

There are five risk class ratings provided in the resulting provincial WUI Risk Class Map, with 1 being the highest relative risk across the province and 5 being the lowest. The entirety of Harrison Hot Springs is classified as a Risk Class 3. The PSTA Fire Threat Rating and WUI Risk Class Rating of Harrison Hot Springs is shown in Map 9 below. Despite steep slopes surrounding the Village, the PSTA Fire Threat Rating for the Harrison area is much higher than expected for the given fuel typing and historic fire occurrence data. BCWS was contacted to determine the possible cause of the anomaly. It was concluded that incorrect data may be the reason, highlighting the importance of field verification during a CWRP update.




*Map 9. Provincial Strategic Threat Analysis (PSTA) Fire Threat Rating and WUI Risk Class Rating for Harrison Hot Springs.*

## 4.4 LOCAL WILDFIRE RISK ASSESSMENT

There are two main components of this local risk assessment: the wildfire behaviour threat class (fuels, weather, and topography sub-components) and the WUI threat class (structural sub-component). The local wildfire threat assessment process includes several key steps as outlined in Appendix A: Local Wildfire Risk Process and summarized as follows:

- **Fuel type attribute assessment:** ground truthing/verification and updating as required to develop a local fuel type map.
- **Consideration of the proximity of fuel to the community:** recognizing that fuel closest to the community usually represents the highest hazard.
- **Analysis of predominant summer fire spread patterns:** using wind speed and wind direction during the peak burning period using ISI Rose(s) from BCWS weather station(s) (Section 4.1.2 - Weather). Wind speed, wind direction, and fine fuel moisture condition influence wildfire trajectory and rate of spread.
- **Consideration of topography in relation to values** (Table 12 and Table 13): slope percentage and slope position of the value are considered, where slope percentage influences the fire's trajectory and rate of spread and slope position relates to the ability of a fire to gain momentum uphill.
- **Stratification of the WUI:** according to relative wildfire threat based on the above considerations, other local factors, and field assessment of priority wildfire risk areas.

Wildfire Threat Assessments were completed over several days in June 2024 in conjunction with verification of fuel types (see Appendix B: WUI Risk Assessment - Worksheets and Photos) to support analyses and the development of priority treatment areas. Five site level Wildfire Threat Assessments were completed, and 90 other field stops (e.g., qualitative notes, fuel type verification, and/or photograph documentation) were made throughout the WUI (Appendix A: Local Wildfire Risk Process) to build the most accurate assessment of local fire risk possible.

Field assessment locations were prioritized based upon:

- **Proximity to values at risk:** Field assessments were clustered in the intermix and interface, as well as around critical infrastructure.
- **Local knowledge:** Areas identified as hazardous, potentially hazardous, with limited access/egress, or otherwise of particular concern as vulnerable to wildfire, as communicated by local fire officials and community forest representatives.
- **Observations:** Additional areas potentially not recognized prior to field work were visually identified as hazardous and assessed during the week.

It is important to note that the threat assessment quantifies threat as it relates to forest fuels, and does not include the ignition potential of residential landscaping, structures or other infrastructure. Structure fires and structure-to-structure spread in a wildfire scenario are largely attributable to hazardous

conditions in the Home Ignition Zone of a structure (i.e., the area within 30 meters of the principal building on a property and/or its attachments). However, the analyses do provide relevant information regarding wildfire threat that should be considered for FireSmart and emergency management planning and preparedness.

### 4.4.1 WILDFIRE THREAT CLASS ANALYSIS

Classes of the wildfire behaviour threat class analysis are as follows:

- **Very Low:** Waterbodies with no forest or grassland fuels, posing no wildfire threat;
- **Low:** Developed and undeveloped land that will not support significant wildfire spread;
- **Moderate:** Developed and undeveloped land that will support surface fires that, depending on the level of risk in the Home Ignition Zone, can pose some threat to homes and structures;
- **High:** Landscapes or stands that are continuous, forested fuels that will support candling, intermittent crown fires, or continuous crown fires. These landscapes are often steeper slopes, rough or broken terrain and/or south or west aspects. High behaviour threat polygons may include high indices of dead and downed conifers; and
- **Extreme:** Continuous, forested land that will support intermittent or continuous crown fires.

Results of the wildfire threat class analysis for Harrison Hot Springs is shown on Map 10 and in Table 16 below. Much of the AOI (34%) is private land, for which there is no data available. 25% is classified as very low or no threat, representing water or paved/cleared surfaces. 29% is a low threat class and only 13% is classified as moderate threat. Moderate threat areas are associated with steeper slopes (see Map 4) and with undeveloped conifer-dominated or mixed-wood stands. There is no assessable public land classified as high or extreme threat.

***Table 16. Fire Behaviour Threat Summary for Harrison Hot Springs' AOI.***

| Wildfire Behaviour Threat | | | |
|---|---|---|---|
| **Threat Class** | **Hectares** | **Percentage (%) of AOI** | **% of Assessable Public Land (excluding water)** |
| Extreme | 0 | 0% | 0% |
| High | 0 | 0% | 0% |
| Moderate | 89 | 13% | 19% |
| Low | 203 | 29% | 43% |
| Very Low/No Threat (Water) | 179 | 25% | - |
| *No Data (Private Land)* | *237* | 34% | - |

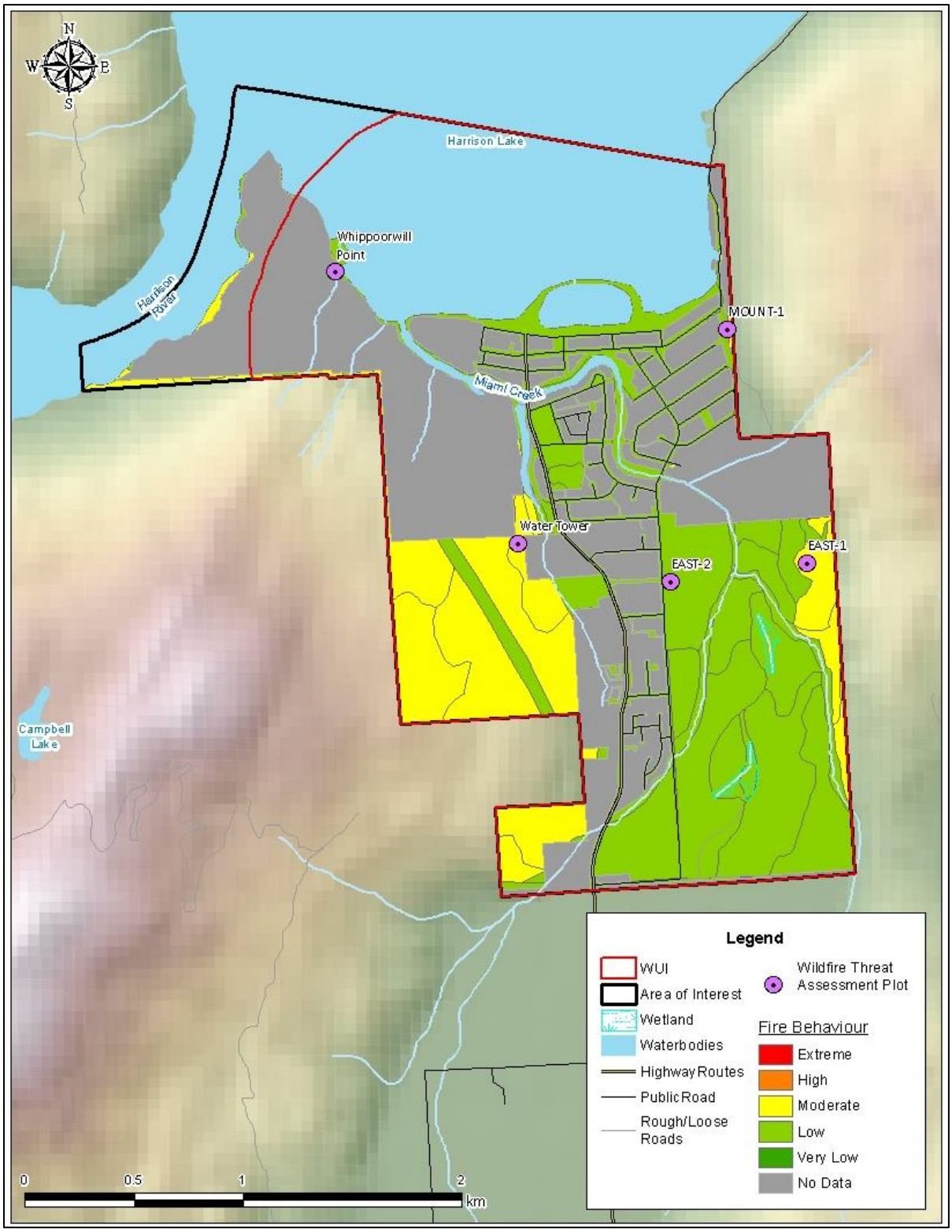
See Appendix A-2: Wildfire Threat Spatial Analysis Methodology for a further discussion on wildfire behaviour threat analysis input data.

### 4.4.2 WUI RISK CLASS ANALYSIS

In the local risk assessment, WUI risk classes are quantified when the Wildfire Threat is assessed as high or extreme, causing potential unacceptable wildfire threats when near communities and developments. WUI risk classes were not analyzed since wildfire threat does not exceed a moderate threshold anywhere within Harrison Hot Springs (see Table 17 below).

***Table 17. WUI Risk Class Summary for Harrison Hot Springs' AOI.***

| WUI Risk | | | |
|---|---|---|---|
| **Risk Class** | **Hectares** | **% of Entire WUI** | **% of Assessable Public Land** |
| Extreme | 0 | 0% | 0% |
| High | 0 | 0% | 0% |
| N/A<br>(Moderate, Low, Very Low *Wildfire Threat Class*) | 471 | 66% | 100% |
| *No Data (Private Land)* | *237* | 34% | - |




*Map 10. Local wildfire risk analysis of Harrison Hot Springs.*

## 4.5 HAZARD, RISK, AND VULNERABILITY ASSESSMENT

The BC Emergency and Disaster Management Act requires local authorities to prepare an Emergency Management Plan, addressing all hazards present to and potential impacts on the community.[50] A Hazard, Risk, and Vulnerability Assessment (HVRA) is a tool that local governments can use to fulfill this requirement. The purpose of a HRVA is to help a community make risk-based choices to address vulnerabilities, mitigate hazards, and prepare for response and recovery from hazard events. The process assesses potential harm, their likelihood of occurring, the severity of their possible impacts, and who or what is particularly exposed or vulnerable to these impacts. [51] Part of the HVRA process is the development of a locally-derived inventory of critical infrastructure and community assets. Emergency Management BC provides both a Critical Infrastructure Assessment Tool and an online HVRA tool to assist communities with this process.[52]

Harrison Hot Springs is currently developing an updated emergency management plan. A formal HRVA would help inform this plan and should utilize the most recently completed CWRP for wildfire threat and risk information. Ensuring that these updates reflect the unique considerations of Harrison Hot Springs is important for effective emergency management and resilience building.

[50] Bill 31: *Emergency and Disaster Management Act.* 2023. First Reading, 2023, 42nd Parliament, 4th Session. Bill | Legislative Assembly of BC
[51] Government of BC. 2020. *HRVA Example Report.* https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/emergency-preparedness-response-recovery/local-government/hrva/hrva_forms-step_8-anytown_bc-sample_hrva_report.pdf
[52] More information can be found here: https://www2.gov.bc.ca/gov/content/safety/emergency-management/local-emergency-programs/establishing-an-emergency-program/assessment-analysis

# SECTION 5: FIRESMART PRINCIPLES

FireSmart™ is the nationally accepted set of principles, practices, and programs for reducing losses from wildfire.[53] FireSmart concepts, including recommended FireSmart guidelines,[54] have been formally adopted by almost all Canadian provinces and territories, including British Columbia in 2000. FireSmart is founded in standards published by the National Fire Protection Association.

FireSmart includes seven disciplines, which provide a sound framework for reducing wildfire risk to communities:

- Education
- Legislation and Planning
- Development Considerations
- Interagency Cooperation
- Cross-Training
- Emergency Planning
- Vegetation Management

These seven disciplines and the guiding principles behind FireSmart can be applied at a number of spatial scales and are not restricted to any type of land ownership, forest type, or property type. The following parts of this section provide information on each FireSmart discipline. FireSmart activities that Harrison Hot Springs has already implemented are discussed, as well as any relevant gaps and potential to expand and strengthen this programming. A compilation of recommended action items by FireSmart discipline, Harrison Hot Springs' "FireSmart Action Plan," is detailed in Table 1 - Harrison Hot Springs Community Wildfire Resiliency Plan Action Plan. The FireSmart Roadmap concept, with recommended next steps, is detailed and discussed in Appendix D: FireSmart Roadmap. Most actions are fundable through the UBCM CRI FCFS program.[55] Each recommendation includes a rationale, lead agency, timeline, and estimated resources to complete.

The overarching goal of FireSmart is to empower and encourage communities and citizens to adopt practices to mitigate the negative impacts of wildfire to assets on public and private property. While responsibility for effectively mitigating hazards must be shared between many entities including residents, industry, businesses, and governments,[56] the ultimate root of the WUI problem is the vulnerability of structures and homes to ignition during wildfire events, in particular vulnerability to embers. Embers can

[53] FireSmart is the registered trademark held by the Partners in Protection Association.
[54] FireSmart guidelines first published in the 1999 manual "*FireSmart: Protecting Your Community from Wildfire*", with a second edition published in 2003. The most recent "*FireSmart Begins at Home Manual*" is available at https://firesmartcanada.ca/resources/. The "*British Columbia FireSmart Begins at Home Manual"* provides detailed guidance and is available at BC FireSmart: https://www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/firesmart
[55] https://www.ubcm.ca/cri/firesmart-community-funding-supports
[56] https://www.firesmartcanada.ca

be transported long distances ahead of the wildfire, across fire guards and fuel breaks, and accumulate in densities that can exceed 600 embers per square meter. Combustible materials found on the exterior of and surrounding homes (the FireSmart Home Ignition Zone) combine to provide fire pathways allowing spot surface fires ignited by embers to spread and carry flames or smoldering fire into contact with structures. As a result, risk mitigation actions on private properties are emphasized.

## 5.1 FIRESMART COMMUNITY OVERVIEW

During CWRP development, FireSmart vulnerability and resiliency factors were observed for the homes and neighbourhoods of Harrison Hot Springs. These observations include qualitative notes of structural characteristics, as well as landscaping vegetation, detailed below in Table 18.

***Table 18. FireSmart vulnerability and resilience factors observed in Harrison Hot Springs.***

| Vulnerability | Resilience |
|---|---|
| **Village Centre/Lakeshore** | |
| • Egress requires crossing Miami River (2 route options with bridges) | • FireSmart construction principles on newer builds<br>• Little combustibles / vegetation observed in the Home Ignition Zone |
| **Hot Springs Road** | |
| • Higher density mobile home and RV parks<br>• Combustible siding<br>• Metal roofs with some debris accumulated from overtopping trees | • No egress concerns |
| **Eagle Street / NE Village** | |
| • Older builds, more conifer vegetation in the Home Ignition Zone<br>• Egress requires crossing Miami River (2 route options with bridges) | • Deciduous-dominated buffer between residences and forest slope |
| **Miami River Drive / Centre Village** | |
| • Some green waste dumping observed in the Miami greenway<br>• Vinyl and wood siding<br>• Cedar hedges and shrubs commonly used in landscaping | • New developments are FireSmart compliant<br>• Wide boulevards, excellent emergency vehicle access<br>• Multiple egress routes to Hot Springs Road<br>• Fire-rated roofing material (asphalt shingle)<br>• Many properties use xeriscaping |
| **McCombs Drive / South Village** | |
| • Some use of conifer landscaping | • Newer builds with a high proportion of observable FireSmart construction |
| **General** | |

| Vulnerability | Resilience |
|---|---|
| • Limited egress routes to evacuate village, exacerbated by the influx of visitors and recreators that would be coming from Sasquatch Provincial Park and East Harrison Lake in the event of an evacuation | • Excellent hydrant network throughout neighbourhoods<br>• Few intermixed homes within the AOI<br>• Mostly flat topography, valley bottom<br>• Excellent water source (Harrison Lake) for wildfire suppression<br>• Low to moderate hazard forest type surrounding Village |

Most residences throughout the Village exhibit, overall, relatively low flammability landscaping. Several properties use xeriscaping principles, specifically designed to reduce water consumption. However, the presence of ornamental conifer trees and shrubs increases the interaction between structures and vegetation, heightening the risk of fire spread. Cedars are particularly problematic from a wildfire perspective due to their waxy leaves, which are highly flammable, and dry branches that can easily ignite. Additionally, cedars are susceptible to drought, leading to an accumulation of dry, dead material that further increases fire risk. Reducing these continuous cedar shrubs will significantly reduce the potential for wildfire spread within the community.

The sections to follow provide information on each FireSmart discipline. Each section contains a table of recommended actions for Harrison Hot Springs related to the respective discipline. Each recommendation includes a rationale, lead agency, timeline, potential funding avenues, and estimated resources to complete.

*Figure 9. Example of wide residential roads and highly visible street addresses, facilitating effective emergency response.*

*Figure 10. Example of low hanging conifer branches within 30m of homes and wooden structures attached to homes.*

## 5.2 EDUCATION

### Description

Public education and outreach are critical components in preparing a community for wildfire prevention and resilience. Engaging in wildfire risk reduction and resiliency activities helps foster a sense of empowerment and shared responsibility among residents. It also supports the successful implementation of various FireSmart disciplines by building awareness and understanding. FireSmart education activities constitute the 'engagement' phase of the FireSmart Roadmap and are the foundation for progress towards resiliency.

### Analysis

Since the 2017 CWPP, Harrison Hot Springs has initiated a robust FireSmart Education program. FireSmart education activities are led by Village staff; until recently, capacity has been an issue. In spring 2024, a member of the fire department was hired on contract to the Village as a Local FireSmart Representative (LFR). This additional capacity has allowed the Village's FireSmart education program to expand. Initiatives completed to date include:

- In-person public events that include FireSmart information delivery:
  - Emergency Preparedness Open House in March 2024
  - Annual Boater's Day at the local Yacht Club
  - 75th Anniversary Community Celebration in May 2024
  - Canada Day pancake breakfast at Fire Hall
- FireSmart messaging and resources shared on Village website and social media
  - website provides links for the FireSmart BC website, BCWS app, and Alertable app, used to notify residents of emergency alerts, closures, bans, restrictions, and hazards.
- Promotion of Home Ignition Zone assessments on Village social media, posters, and digital billboard
- Completion of Home Ignition Zone Assessments (33 to date)
- Completion of Critical Infrastructure Assessments

### Action Planning

Harrison Hot Springs should continue to implement their multi-media communication strategy to inform residents about wildfire hazards and FireSmart principles, utilizing the municipal website, social media, and print materials to effectively reach a broad audience. Continuing to host interactive workshops or community events that inform on FireSmart practices can be very effective.

Fire danger information and advisories should continue to be regularly updated on all relevant communication channels, including the Harrison Hot Springs website and social media platforms. It is recommended that physical signage continue to be posted in key locations during periods of high fire danger. The FVRD has stated that they will work with local municipalities to post signage, update social media, and close parks as required in response to elevated fire risk. Establishing a protocol for regular

signage and media updates during wildfire season is crucial for maintaining community vigilance and preparedness.

As a designated Resort Municipality, seasonal visitors comprise a large component of Harrison Hot Springs' population; this can consist of thousands of visitors a day.[57] Efforts should be made to extend FireSmart awareness to this contingency, as well as travellers passing through the Village towards destinations on Harrison Lake, via posted signage (i.e., along Rockwell Drive, at the public boat launch, and at Sandy Cove Beach) and providing education materials best practices for campfire safety and Leave No Trace practices at the visitor centre and on the municipal website.

Critical Infrastructure Assessments have been conducted for many municipal buildings. Implementing associated risk mitigation recommendations along with informative signage can be viewed as an opportunity to demonstrate FireSmart best practices to community members.

Harrison Hot Springs could benefit from expanding their FireSmart education program to incentive community uptake. The Home Partners Program (HPP) is a useful tool for empowering the homeowners to take initiative or their own properties. The program is a research-based collaboration between FireSmart BC and the local government. The assessment process is a more thorough approach that that currently taken by the Home Ignition Zone Assessment. It allows opportunities to address hazardous conditions unique to each property. Homeowners can gain FireSmart certified status through the following steps:

1. Have a HPP Assessment conducted by a Wildfire Mitigation Specialist (WMS).
2. Complete mitigation activities recommended in the HPP Assessment.
3. Have an onsite follow-up inspection completed.

With the FireSmart certification, homeowners can be eligible for insurance policy incentives or discounts with partnering providers. As well, FireSmart-certified property signage can be installed to increase neighbourhood awareness.

Like the Home Partners Program, the FireSmart Canada Neighbourhood Recognition Program (FCNRP) can be utilized to increase public awareness and incentive action on a neighbourhood scale. Village staff observed a current lack of interest in the program. Public interest in local hazard, however, has been noted as quite high; the FCNRP could leverage this energy. Steps for initiating and maintaining this program include:

1. Enlist an LFR to conduct a neighbourhood-level assessment and create a Neighbourhood Plan that incorporates local input.
2. Appoint a Neighbourhood Champion and Neighbourhood FireSmart Committee that maintains and track progress of the Neighbourhood Plan.

[57] Personal communication. July 2024.

3. Host annual FireSmart events dedicated to local FireSmart projects.
4. Spend a minimum $2 per capita annually on local FireSmart Neighbourhood efforts.
5. Submit an annual report to FireSmart Canada, documenting progress and compliance with the program.

By following these steps and prioritizing high-impact actions, Harrison Hot Springs can enhance its community education and outreach efforts, improving overall wildfire resilience and safety. Table 1 in the Executive Summary details the full list of recommended actions that Harrison Hot Springs can implement to enhance FireSmart education within its communities.

## 5.3 LEGISLATION AND PLANNING

### Description

Legislation and planning play a significant role in building and maintaining FireSmart neighbourhoods.[58] A summary of planning documents relating to wildfire risk and emergency planning that are relevant to Harrison Hot Springs was provided earlier in SECTION 2: Relationship to Other Plans and Legislation.

The interaction between the built environment (homes, businesses, accessory structures, cultural resource facilities, infrastructure), and the natural environment (landscaping, parks, and natural areas such as grasslands and forests) influence wildfire susceptibility and the effectiveness of responding to it. Key factors that can be planned for (and regulated through the land use planning and development process) affecting public safety during a wildfire include:[59]

- Enforcing the use of FireSmart building materials for new constructions and renovations.
- Ensuring new buildings are adequately set back from forests and slopes.
- Providing adequate access for firefighters and ensuring sufficient water supply for emergency response in new developments.
- Preventing the accumulation of combustible materials or flammable vegetation within a specified distance of homes.
- Restricting the use of highly flammable vegetation in new developments, especially close to homes.

### Analysis and Action Planning

While the Village has limited capacity for enforcement, policies, and bylaws can still serve as powerful tools for creating awareness. Several jurisdictions, including the District of Squamish and the City of Nelson, have implemented Wildfire Landscaping Bylaws to prohibit the planting of new flammable conifer shrubs next to residences. Even without much enforcement, such a bylaw can a) educate the public on

[58] FireSmart Canada. 2023. *The Seven FireSmart Disciplines: Legislation and Planning*. Available from: https://firesmartcanada.ca/about-firesmart/the-seven-firesmart-disciplines/
[59] UBCM. 2023. *Community Wildfire Resiliency Plan Instruction Guide 2023.* Available from: https://www.ubcm.ca/sites/default/files/2023-12/LGPS_CRI_FCFS2023CWRPInstructionGuideV1.pdf

FireSmart best practices, b) set the tone for FireSmart recognition at the local government scale, and c) be implemented for public infrastructure.

Opportunities to update or strengthen existing policies, and recommendations to incorporate an interface wildfire risk assessment into future planning, have been identified in Table 1 in the Executive Summary.

## 5.4 DEVELOPMENT CONSIDERATIONS

### Description

Building materials and design, coupled with residential landscaping, have been shown to be the most significant factors influencing home survivability during a wildfire.[60] Development standards influence the potential impact a wildfire may ultimately have on a community. Damage potential is exacerbated when flammable building materials are used throughout the development landscape.[61] As such, strategic decisions regarding FireSmart building materials and design are important to reduce structures' ignitability and protect neighbourhoods from wildfire.

Important factors that can be planned for which affect public safety during a wildfire include:

- Location of development, including hazardous or vulnerable land uses, in relation to high hazard forested vegetation, steep slopes, and other geographical features that contribute to extreme fire behaviour
- Access and circulation patterns
- Availability and adequacy of water supply
- Type of construction materials on structures and attachments (privately and publicly owned)
- Lot size and structure density
- Design guidelines and architectural standards

### Analysis

The location and type of development within the Village is regulated by the Official Community Plan (OCP). Land use designations include tourist commercial, residential (low density and medium density), community use, and resources. Most of the forested land east and west of the Village is zoned for 'resource' use. According to the OCP, the intent is to maintain these lands in an undeveloped state. These lands also overlap with Agricultural Land Reserve (ALR) (East Sector) and/or geotechnical hazard areas (slopes). The implications are that any future development is very likely to be concentrated within the existing developed area of the Village, limiting growth of the wildland-urban interface.

[60] Westhaver, A. 2017. *Why some homes survived. Learning from the Fort McMurray wildland/urban interface fire disaster*. A report published by the Institute for Catastrophic Loss Reduction – ICLR research paper series – number 56. https://www.iclr.org/images/Westhaver_Fort_McMurray_Final_2017.pdf

[61] FireSmart Canada. 2023. *The Seven FireSmart Disciplines: Development Considerations*. Available from: https://firesmartcanada.ca/about-firesmart/the-seven-firesmart-disciplines/

While development patterns in the Village are relatively fixed, FireSmart practices and considerations may be factored into future residential construction in Harrison Hot Springs. A DPA is an effective tool, designated under s. 488(1)(b) of the Local Government Act, to ensure the protection of new development from hazardous conditions, such as wildfire. Guidelines for FireSmart construction materials and landscaping species; ember-deflecting design considerations; maintenance practices, such as pruning and clean up, and combustible materials storage ensure that new development is resilient to wildfire hazard.

Since the 2017 CWPP, Harrison Hot Springs has implemented an Interface Wildfire Development Permit Area (DPA). See Map 2 for the coverage. This decision by the Village's Planning Consultants was based on a review of FireSmart resource materials and 2019 CWPP, with input from the public. The current designation utilizes roads as fuel breaks.[62] The DPA sets out guidelines based on the FireSmart Home Ignition Zones (HIZ) (see Figure 11). Guidelines address landscaping choice (i.e., species selection and maintenance (e.g., pruning) within 10m (Intermediate Zone) and 30m (Extended Zone) zones.

Field observations noted that FireSmart compliance of residential properties was reasonably high in Harrison Hot Springs. While combustible materials (i.e., vinyl and wood siding) are the most common construction materials, especially on older buildings, the prevalence of fire-rated roofing (i.e., asphalt shingles) and setbacks between homes and surrounding vegetation was high. Overall, homes are is good condition and properties are well-maintained. There are relatively few wooden deck or other extensions connected to homes and little to no storage of combustibles (e.g., propane tanks, firewood, etc.) noted within the HIZ of most homes. A gap in the current guidelines, however, is that the Immediate Zone, a 1.5 m non-combustible zone around the home itself, is not addressed. It is recommended that a provision be added to the DPA guidelines for this zone's inclusion, to ensure residential homes have a cleared, defensible space.

### Action Planning

Another important development consideration is road networks that facilitate both egress and emergency vehicle access. Adequately wide roadways, turnaround points, and/or circulation routes are important to facilitate the entry of first responders into neighbourhoods in the event of an interface wildfire incident, and the exit or evacuation of residents and visitors. Most road networks in Harrison Hot Springs provide excellent access/egress by having multiple entry/exit routes in and out of each residential road. This standard should continue with new development. To prepare for a potential interface evacuation event, access roads and infrastructure should be reviewed for fire suppression accessibility and safety and for the staging of anchor points for firefighting equipment and personnel. Evacuation preparation is discussed in greater detail in Section 5.7 - Emergency Planning.

Recommendations and action items that Harrison Hot Springs can implement to foster resilient development are detailed in Table 1 in the Executive Summary.

[62] Email communication. August 2024.

## 5.5 INTERAGENCY COOPERATION

### Description

Engagement and strong partnerships foster effective FireSmart programs.[63] Interagency cooperation aims to broaden from a singular department- or agency-based approach to a landscape-level, multi-agency approach to wildfire resilience. Bringing organizations together to address wildfire issues that overlap physical, jurisdictional, or organizational boundaries is a good way to help develop interagency mechanisms to reduce wildfire risk. For a small community with limited resources and staff capacity, interagency cooperation is especially crucial to increasing the local government's ability to plan and respond to emergencies effectively. The small land base area of Harrison Hot Springs means that neighbouring land managers' activities strongly influence the Village's wildfire risk profile.

Formal interagency partnerships such as mutual aid agreements and committees allow information and resources to be shared across jurisdictional boundaries, bolstering capabilities in adjacent communities, as needed. A Community FireSmart Resiliency Committee (CFRC) reflects the key planners and responders most involved in local FireSmart, wildfire resiliency planning, and wildfire and emergency response. Committees such as this foster collaborative problem-solving and planning, and delineate required roles and actions during times of emergency response.

### Analysis and Action Planning

Harrison Hot Springs and the District of Kent demonstrate the value of interagency partnerships with the existing Kent-Harrison Joint Emergency Program (KHJEP), which WWG members (Table 19) noted has been very successful. This is in addition to the Mutual Aid Agreement between the Harrison Hot Springs Fire Department (HHSFD) and Agassiz Fire Department (AFD). These partnerships bolster Harrison Hot Springs' capacity to deliver emergency preparedness, response, and recovery services within the Village.

Currently, Village staff members also participate in the Fraser Valley Regional District (FVRD) CFRC, which meets quarterly. Maintaining active involvement in the regional CFRC should be a priority for the Village, in conjunction with more local planning with the District of Kent. Continuous participation in the CFRC is highly encouraged as it allows Harrison Hot Springs to share and integrate its FireSmart initiatives and experiences. As noted by Village staff, consistency and timing of messaging across all the municipalities of the FVRD can help foster a more cohesive and informed regional response to wildfire risks. Participation in a CFRC is also currently required to access UBCM CRI FCFS program funding.[64]

Harrison Hot Springs should continue to use the FVRD CFRC platform to work towards cooperative wildfire risk reduction action items. Reviewing high-priority action items identified in this CWRP and discussing

[63] FireSmart Canada. 2023. *The Seven FireSmart Disciplines: Interagency Cooperation*. Available at https://firesmartcanada.ca/about-firesmart/the-seven-firesmart-disciplines/
[64] UBCM. 2023. *Community Wildfire Resiliency Plan Instruction Guide 2023.* Available from: https://www.ubcm.ca/sites/default/files/2023-12/LGPS_CRI_FCFS2023CWRPInstructionGuideV1.pdf

opportunities to incorporate them into regional wildfire risk reduction planning can ensure that its specific needs and concerns are addressed within a broader regional context. For example, Harrison Hot Springs can advocate for regional support in FireSmart education initiatives for tourists and visitors, highlighting the need for strong regional messaging. Sharing materials and expertise can maximize the impact of educational efforts across the region.

To enhance wildfire preparedness and response, relevant Harrison Hot Springs and Kent staff should also conduct regular emergency planning meetings and desktop exercises that incorporate FireSmart and wildfire management topics. These meetings should integrate insights gained from Fraser Valley Regional District CFRC meetings to ensure the community is aligned with regional best practices.

Harrison Hot Springs should also emphasize the need for regular emergency training exercises with key stakeholders, such as the Harrison Hot Springs Fire Department, resort and hospitality staff, RV Park operators, and BCWS. These exercises can enhance interagency coordination and operational readiness during wildfire events, helping to identify response gaps and optimize strategies for efficiency and effectiveness.

***Table 19. Harrison Hot Springs' Wildfire Working Group (WWG).***

| Name | Title |
|---|---|
| Christy Ovens | Harrison Hot Springs Community Services Manager and acting FireSmart Coordinator |
| Tyson Koch | Harrison Hot Springs Chief Administrative Officer |
| Jace Hodgson | Harrison Hot Springs Director of Operations |
| Ryan Chiarot | Kent-Harrison Joint Emergency Program Coordinator and District of Kent Deputy Fire Chief |
| Curtis Genest | Harrison Hot Springs Fire Chief |
| Thomas Redden | Local FireSmart Representative |

Recommendations and action items that Harrison Hot Springs can implement to continue growing interagency relationships and increase interagency cooperation are listed in Table 1 in the Executive Summary.

## 5.6 CROSS-TRAINING AND FIRE DEPARTMENT RESOURCES

### Description

Wildfire resiliency planning draws upon various professional disciplines who do not typically work in the wildfire environment. As a result, cross-training of local government staff, structural firefighters, and other key positions will support effective risk reduction activities and emergency response. Educating key stakeholders promotes informed decision-making and helps build local support for adopting FireSmart principles. To expand local capacity and expertise, Harrison Hot Springs should invest in cross-training

opportunities for all individuals involved in potential wildfire emergencies. All staff who are expected to participate in the development and implementation of this plan, or participate in wildfire response and recovery, should be appropriately trained.

### Analysis and Action Planning

The Harrison Hot Springs' Fire Department's (HHSFD) current schedule of training includes both standard and specialized wildfire training for members. All fire department members take an annual refresher in Wildland Firefighter Level 1 (WFF-1; includes the S100 [basic fire suppression and safety], S-185 [fire entrapment avoidance and safety], and ICS-100 [Incident Command System training]). Other courses available to members include WSPP-115 (training for structure protection unit crews); Engine Boss Course (S-231) for structure protection program; Structure Protection Group Supervisor (GrpS); and Task Force Leader training. HHSFD also has also purchased a Structure Protection Trailer that is updated, by phase, with equipment and training to support their structure protection program.[65] Currently, the HHSFD is preparing to apply for Stage II of the four-stage CRI FCFS program. [66]

HHSFD's training program as it stands is considered robust, and the focus should be on continuing to provide opportunities for members to take outside courses. As the HHSFD continues to outfit a structural protection unit trailer, they should consider training more members in WSPP-115, which covers sprinkler application and other structural protection techniques using FireSmart principles and is a prerequisite for structural firefighters to be deployed to wildfires on Structure Protection Crews. At a minimum, internal training HHSFD's wildland equipment should be provided to all members. Local fire department staff and equipment is summarized in Table 9 and Section 3.2.1 - First Responders.

Water supply and pressure for fire suppression activities is not a concern to the WWG or HHSFD members. There hydrant system extends throughout most of the communities and, in the case that it is needed, water can be draught from Harrison Lake, for both firefighting and drinking water. In that event, the Agassiz Fire Department (AFD), which would respond as per the Mutual Aid Agreement, has a 5000-gallon water tender. The proximity and access to freshwater for bucketing aircraft or water tenders is a hugely beneficial factor for wildfire response in the area. As such, the HHSFD is well equipped to respond to structural and interface fires within its response area.

Two areas noted as lacking hydrant coverage are the section of the Village from McPherson Road and McCombs Drive north to Hadway Drive, essentially, the southwestern border of the East Sector Lands. This gap is currently being addressed by the Village.[67] It was also noted that no hydrant exists on the Fire Hall grounds.

[65] Email Communication. August 2024.
[66] British Columbia FireSmart. 2022. *Structure Protection Trailer Inventory Form.* FireSmart - Structure Protection Trailer Inventory Form (ubcm.ca)
[67] Email Communication. August 2024.

To effectively implement action items within the CWRP and administer the FireSmart program, Harrison Hot Springs could consider building additional FireSmart capacity. Additional FireSmart positions could also be shared regionally.

The following list summarizes the current status of FireSmart positions within the Village and additional roles that could expand the FireSmart program, if desired:

- **FireSmart Coordinator:** This role manages FireSmart funding/projects and engages with the Fraser Valley Regional District's CFRC. It is crucial for coordinating FireSmart activities and ensuring alignment with regional initiatives. Harrison Hot Springs' Community Services Manager currently fulfills many of the responsibilities of this role.
- **Wildfire Mitigation Specialist:** A trained WMS (2-day course) is a prerequisite of the Homes Partners Program. A WMS executes detailed home hazard assessments and can assist in developing targeted mitigation strategies, as well as other aspects of a community's FireSmart program. Existing LFRs with appropriate experience (i.e. fire department member) are good candidates for WMS training.
- **FireSmart Crew Member:** Undertakes mitigation work, supports community events, and assists with implementing FireSmart recommendations. This position helps with hands-on tasks that reduce wildfire risks on the ground and can be filled by member(s) of a local fire department or maintenance crew as a part-time role, or in addition to regular duties. No specific training.
- **Local FireSmart Representative** (currently filled): LFRs conduct FireSmart assessments, education events, and facilitate the Neighbourhood Recognition Program. LFRs are key to promoting FireSmart principles at the neighbourhood level and ensuring community engagement.

Various FireSmart training programs are available to equip staff with the comprehensive knowledge and practical skills necessary to implement FireSmart principles effectively, conduct detailed risk assessments, and lead community wildfire risk reduction initiatives. In addition to LFR or WMS training, which is fundable under the UBCM CRI FCFS program, the Wildfire Risk Reduction (WRR) course provides a good background on wildfire risk reduction strategies, concepts, and funding opportunities. It is intended for non-forest professionals who are engaged in FireSmart BC programs. Grant funding for training opportunities is also available for emergency management staff. During plan development, it was noted that staff from the Village of Harrison, District of Kent, and FVRD take emergency management courses together.

Recommendations and action items that Harrison Hot Springs can implement to expand training opportunities and enhance firefighting resources are listed in Table 1 in the Executive Summary.

## 5.7 EMERGENCY PLANNING

### Description

Though the Coastal Fire Centre is well-resourced with dedicated local initial attack crews, BC is experiencing record-breaking fire seasons at an almost yearly rate. Deployment of provincial firefighting resources follows the Provincial Coordination Plan for Wildland-Urban Interface Fires,[68] which may lead to a scarcity of BCWS resources, especially aircraft, when several wildfire emergencies are taking place throughout the province. Therefore, local government wildfire preparedness and resource availability are critical components of community wildfire resilience – individuals and agencies need to be ready to act. Plans, mutual aid agreements, resources, training, and emergency communications systems make for effective wildfire response.

### Analysis and Action Planning

Harrison Hot Springs has a number of endeavors underway to enhance their emergency preparedness. An update to Harrison Hot Springs' emergency management plan, in partnership with Kent, is in progress at the time of CWRP development. This plan will incorporate the new inclusions to the Emergency and Disaster Management Act (EDMA) and, once finalized, will bolster Harrison Hot Springs' resiliency by providing an up-to-date, comprehensive framework for emergency response and recovery.

Harrison Hot Springs has also received funding, through the UBCM Community Emergency Preparedness Fund - Public Notification and Evacuation Route Planning program, to development an evacuation guide. This will provide residents with specifics of what to expect in the event of an evacuation order. This plan will align with Emergency BC's Evacuation Operational Guidelines.[69]

Additionally, a joint application by Kent, Harrison Hot Springs, and the Sq'éwqel (Seabird Island Band) has been submitted to the Province to pursue an alternate evacuation route for recreators and residents along Rockwell Drive.[70] The goal of this route is to alleviate the traffic load that currently has to funnel through Harrison Hot Springs in the event of an evacuation. Once completed, the evacuation plan will be updated to reflect the new considerations.

A comprehensive communication plan for emergency alerts, information sharing, and coordination among residents and between agencies reduces confusion and enhances coordinated response efforts during emergencies. Currently, Harrison Hot Springs uses the Alertable[71] app, available on the municipal website, to enhance real-time monitoring and efficient communication during emergency situations. This

[68] Province of British Columbia. 2016. *Provincial Coordination Plan for Wildland-Urban Interface Fires*. Available from: British Columbia Provincial Coordination Plan for Wildland Urban Interface Fires (gov.bc.ca)
[69] Emergency Management BC. 2022. *Evacuation Operational Guide for First Nations and Local Authorities in British Columbia."* 17 March 2022. 2nd edition. Evacuation operational guidelines (gov.bc.ca)
[70] Email communication. August 2024.
[71] Alterable: Public Emergency Alerting System

software can improve risk assessment, communication, and resource management during potential emergency events. During plan development, it was noted that the FVRD and the District of Kent also use the Alertable app as their public warning system, which has helped increase user uptake and provided a greater reach for public emergency notifications.[72]

Once the Emergency Preparedness Plan and evacuation guide, are completed, they should be regularly tested and updated with annual exercises. Conducting a wildfire-themed exercise will help identify and address potential hazards, access issues, and response barriers. These exercises could range from walkthroughs and workshops to tabletop exercises and full-scale drills.

As a designated Resort Municipality, Harrison Hot Springs sees a seasonal swell of visitors, and up to 750,000 annually.[73] This population needs to be considered in the event of an emergency. The Village should explore ways to extend the emergency program to include visitor accommodation and amenities operators, to ensure that hazard conditions and emergency notifications can be extended to the visitor population.

### Wildfire Preparedness Condition Level

Harrison Hot Springs, possibly in conjunction with local government partners, could also consider developing local daily action guidelines based on expected fire weather conditions (determined by fire danger class for that day – discussed previously in Section 4.1.2 - Weather; see Coastal Fire Centre Danger Class rating webpage[74]). Table 20 below is an example of local daily action guidelines based on expected wildfire conditions.

***Table 20. Example of a Wildfire Preparedness Condition Guide.[75]***

| Prep-Con LEVEL | ACTION GUIDELINES |
|---|---|
| **I LOW** | • *All Community staff on normal shifts.*<br>• *Staff will update fire danger signs.* |
| **II MODERATE** | • *All Community staff on normal shifts* |
| **III HIGH** | • *All Community staff on normal shifts.*<br>• *Daily detection patrols by staff.*<br>• *Regional fire situation evaluated.*<br>• *Daily fire behavior advisory issued.*<br>• *Wildland fire-trained Community staff and EOC staff notified of Prep- Con level.* |

[72] Personal communication, June 2024.
[73] Village of Harrison Hot Springs. 2024. "Our Community." https://www.harrisonhotsprings.ca/community/our-community
[74] BC Wildfire Services. 2024. *Fire Weather Danger Class Report.* https://wfapps.nrs.gov.bc.ca/pub/wfwx-danger-summary-war/dangerSummary?fireCentre=Coastal%20Fire%20Centre
[75] FireSmart BC. 2023. *Community Wildfire Resiliency Plan Template.* Available at: FireSmart Community Funding and Supports | Union of BC Municipalities (ubcm.ca)

| Prep-Con LEVEL | ACTION GUIDELINES |
|---|---|
| | • *Establish weekly communications with local wildland fire agency contacts*<br>• *Hourly rain profile for all weather stations after lightning storms.*<br>• *Designated Community staff update fire danger signs.* |
| **IV EXTREME** | • *Rain profile (see III).*<br>• *Daily detection patrols by Staff.*<br>• *Daily fire behavior advisory issued.*<br>• *Regional fire situation evaluated.*<br>• *EOC staff considered for stand-by.*<br>• *Wildfire Incident Command Team members considered for stand-by/extended shifts.*<br>• *Designated Community staff: water tender and heavy machinery operators, arborists may be considered for stand-by/extended shifts.*<br>• *Consider initiating Natural Area closures to align with regional situation.*<br>• *Provide regular updates to media Services members/Community staff on fire situation.*<br>• *Update public website as new information changes.* |
| **V FIRE(S)**<br><br>**ONGOING** | • *All conditions apply as for Level IV (regardless of actual fire danger rating).*<br>• *Provide regular updates to media/structural fire departments/park staff on fire situation.*<br>• *Mobilize EOC support if evacuation is possible, or fire event requires additional support.*<br>• *Mobilize Wildfire Incident Command Team under the direction of the Fire Chief.*<br>• *Implement Evacuation Alerts and Orders based on fire behavior prediction and under the direction of the Fire Chief.* |

### Recovery Planning

Recovery plans are a critical part of emergency planning. As mandated by provincial emergency management legislation, Harrison Hot Spring's Emergency Preparedness Plan will address emergency response as well as recovery. In the event of an emergency, the Kent-Harrison Joint Emergency Program (KHJEP) will work to provide Emergency Social Services to affected residents.

Recommendations and action items that Harrison Hot Springs can implement to continue productive and effective emergency planning are listed in Table 1 in the Executive Summary.

## 5.8 VEGETATION AND FUELS MANAGEMENT

### Description

As discussed in Section 4.1 - Local Wildfire Environment, fuel is the only aspect of the fire behaviour triangle that can be modified to reduce wildfire threat. Fuel or vegetation management reduces potential wildfire intensity and ember exposure to people, structures, and other values through manipulation of

both natural and cultivated vegetation within or adjacent to a community. A well-planned vegetation management strategy can greatly increase fire suppression effectiveness and reduce damage to property and to values.

Vegetation management can largely be accomplished through two different activities:

1. **FireSmart landscaping:** The removal, reduction, or conversion of flammable plants to create more fire-resistant areas in the FireSmart Home Ignition Zone (see Figure 11 below for zones) around residential structures, critical infrastructure, and designated green spaces.
2. **Fuel management treatments:** The manipulation or reduction of living or dead forest and grassland fuels to reduce the rate of spread and head fire intensity and enhance likelihood of successful suppression.

### FireSmart Landscaping

The goal of FireSmart landscaping is to design and maintain yards, green spaces, and spaces around critical infrastructure using FireSmart principles to increase wildfire resiliency. This can involve the removal, reduction, or conversion of flammable plants. FireSmart landscaping within 30 meters of homes and structures throughout Harrison Hot Springs will have the biggest impact on wildfire resiliency. This 30 m radius is further divided into zones of adjacency, and descending priority, see below in Figure 11.


*Figure 11. FireSmart Home Ignition Zone.*[76]

[76] FireSmart Canada. 2023. "The Home Ignition Zone." Retrieved from: The Home Ignition Zone | FireSmart Canada

### Analysis and Action Planning

Harrison Hot Springs' Wildfire Development Permit Area (DPA) mandates that new developments follow guidelines specifying vegetation setbacks from homes, non-flammable species selection, and maintenance activities, such as pruning and deadfall/debris clean-up. The Wildfire DPA sets out guidelines that require residents to opt for FireSmart species, routinely prune low hanging conifer branches adjacent to home, and maintain well-watered, mowed lawns, based on the FireSmart Home Ignition Zones (see Figure 11). The removal of combustible materials and non-vegetative debris from the Home Ignition Zone across residential properties will reduce ignition potential and mitigate fire spread.

When it comes to supporting residential FireSmart landscaping, Harrison Hot Springs has followed two distinct pathways: 1) regulation, through the Interface Wildfire DPA, and 2) community engagement, through home hazard assessments, distributing educational material, and promoting FireSmart at community events. To facilitate implementation of recommendations from home hazard assessments, Harrison Hot Springs should continue to seek opportunities to remove barriers (e.g., financial or mobility issues), such as continuing to offer and promote the FireSmart rebate program and holding community clean-up events.

It is recommended that next steps involve removing barriers for residents who wish to remove forest fuel on their property. Organizing a community clean-up day with the provision of resources such as dumpsters, chippers, or other equipment is a helpful way to engage residents in collective action to reduce wildfire risk while providing an opportunity to educate residents on FireSmart principles. This event can also count towards FireSmart Canada Neighbourhood Recognition. Other ways that FireSmart landscaping activities could be supported by Harrison Hot Springs include further promotion of the FireSmart rebate program and offering more opportunities for residents to dispose of yard waste (e.g., offer a spring or fall chipper program, or community drop-off bin.) Currently, residents are able to dispose of up to 10 paper yard waste bags of yard waste via weekly curbside pick-up.[77] Otherwise, clean wood and yard debris, such as stumps, logs, and trimmings greater than 360mm diameter,[78] can be brought for a free to the Parr Road Green Depot in Chilliwack.

[77] Harrison Hot Springs. 2022. *2022 Curbside Collection Service Improvements.* 2021.12.07 2022 Service Improvements Notice.pdf (harrisonhotsprings.ca)
[78] BioCentral – Green Depot. "Services." Services | BioCentral Green Depot

*Figure 12. Conifer landscaping on newly developed property.*

## Fuel Management Treatments

### Description

Fuel management treatments are generally located outside of the Home Ignition Zone and serve to further reduce wildfire risk to communities, as well as to reduce the potential for fire transmission into adjacent forested lands. Fuel management treatments aim to reduce potential fire behaviour to a level that allows for successful fire suppression. While basic FireSmart landscaping can be guided by the recommendations of a Local FireSmart Representative, it is recommended that vegetation management outside of the Home Ignition Zone be directed by a forest professional, with wildfire risk reduction in their scope of practice, to ensure that additional forest values are not being negatively affected.

It should be noted that not all forested areas are suitable candidates for fuel management. Areas that are assessed as having a low or moderate fuel hazard don't usually warrant fuel reduction treatments for the primary purpose of fire risk mitigation. Other factors to consider include the likelihood of fire suppression success, the cost of fuel management, and ecosystem sensitivity to pruning, thinning, or surface fuel removal. Where fuel management treatments are not recommended by a qualified professional,

vegetation management should focus instead on FireSmart landscaping in the Home (or Critical Infrastructure) Ignition Zone.

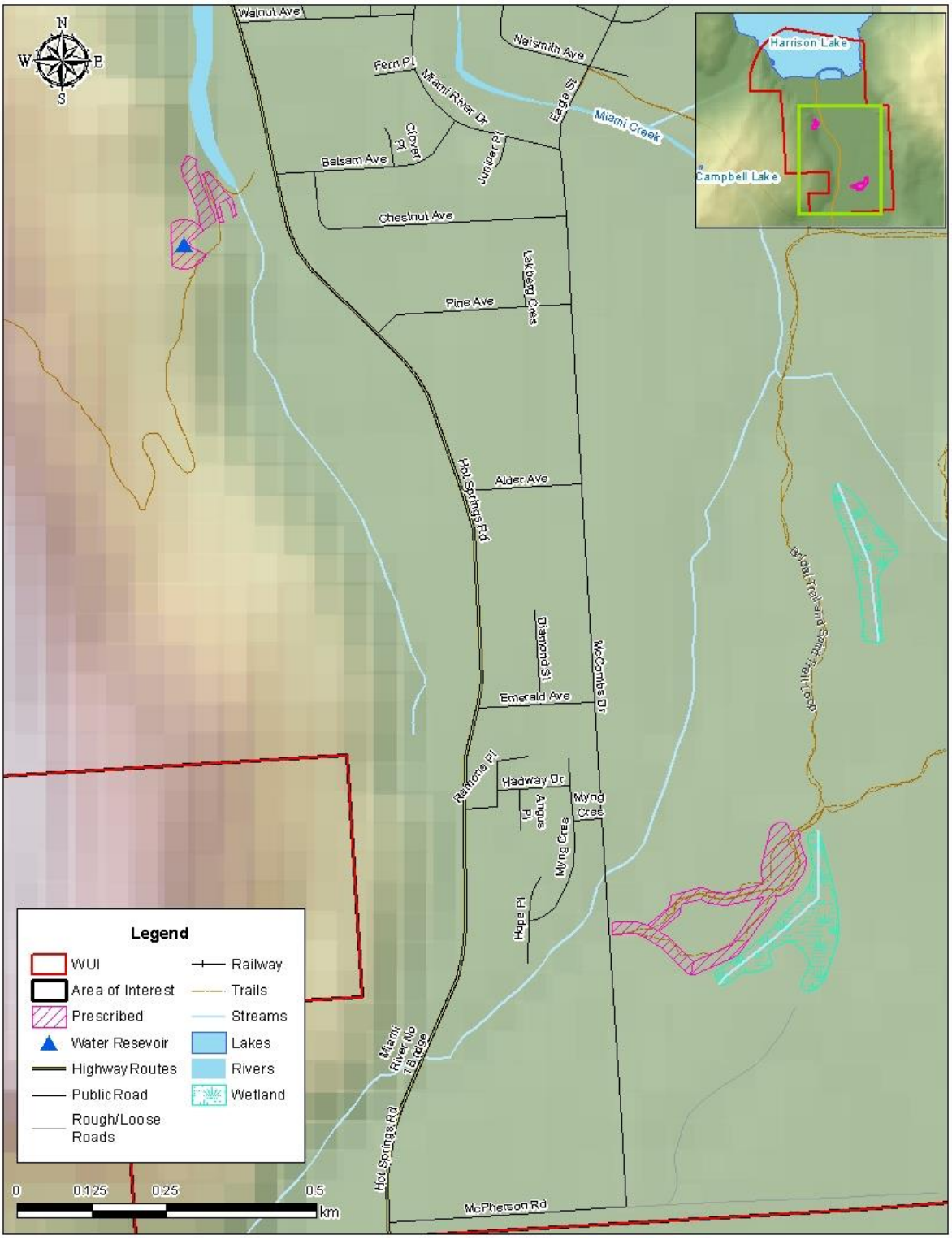
### Analysis and Action Planning

The Village has developed fuel management prescriptions (site-level plans) for two Proposed Fuel Treatment Units (PTU) that were identified in the 2017 CWPP – one trailside treatment in East Sector and one treatment around the Village water reservoir. Both areas were identified as areas of concern by the WWG. Since the fire behavior threat in these areas is low to moderate overall (as assessed during CWRP development – see Section 4.4 and Appendix B: WUI Risk Assessment - Worksheets and Photos), and likelihood of successful fire suppression is accordingly high, treatments here would serve as a public demonstration of FireSmart vegetation management techniques, such as pruning and fine woody debris removal. Treatment implementation for the water reservoir is scheduled for fall 2024; Spirit Trail treatment is pending official approval from the Ministry of Forest and the Fraser Valley Regional District and is anticipated to occur in winter 2025. See Map 11 for all treatment unit locations.

It should be noted that assessment methods have evolved since 2017, and a better understanding of fire behaviour associated with specific fuel types has led to a recognition of multilayer conifer stands with a small deciduous component to have lower hazard ratings.[79] This means that the stands that were initially identified as moderate to high hazard are now recognized as lower hazard. See Section 4.1.3 - Fuel for further detail on fuel typing, and refer to Appendix B: WUI Risk Assessment - Worksheets and Photos for detailed descriptions of forested sites in the Village interface.

No other treatment units are being proposed at this time. Instead, FireSmart landscaping is recommended as the primary strategy for vegetation management to mitigate wildfire risk to the community.

[79] Perrakis, D., G. Eade, and D. Hicks. 2018. BC Wildfire Service. Ministry of Forests, Lands, and Natural Resource Operations. *British Columbia Wildfire Fuel Typing and Fuel Type Layer Description.*




*Map 11. Proposed Treatment Units (PTU) that Harrison Hot Springs is in the process of implementing.*

# SECTION 6: FIRESMART ROADMAP AND CWRP ACTION PLAN

## 6.1 FIRESMART ROADMAP

The FireSmart Roadmap (see Figure 13 below and Appendix D: FireSmart Roadmap) is a concept that visually demonstrates how no two communities will follow the same path towards increased community wildfire resiliency, but that actions progress along four sequential phases. Some activities, including education, may appear in multiple phases but should reflect progression in terms of the community's understanding and adoption of FireSmart principles.[80]

| | |
|---|---|
| **1 – Engagement** | *Building awareness and growing a local FireSmart program, including staff training and public education campaigns.* |
| ⇩ | |
| **2 – Initiative** | *Taking action and implementing local FireSmart activities, such as FireSmart Assessments, a local rebate program, and building a Structural Protection Unit.* |
| ⇩ | |
| **3 – Integration** | *Long term changes to support resiliency, focusing on development and collaboration.* |
| ⇩ | |
| **4 – Expansion** | *Advanced community activities, such as fuel prescriptions and treatments and the Farm and Ranch Wildfire Preparedness program.* |

***Figure 13. Graphic representation of the FireSmart Roadmap concept.***

Prior to the first phase, FireSmart BC recommends that three foundational elements are in place:

- A FireSmart Position
- A Community Wildfire Resiliency Plan
- A Community FireSmart Resiliency Committee (CFRC), or participation in one

Harrison Hot Springs has all three elements in place, and is progressing through the engagement, initiative, and integration phases of the Roadmap. Despite being a small municipality with limited capacity,

[80] Community Resiliency Investment. 2023. *FireSmart Community Funding and Supports Supplemental Instruction Guide.* Retrieved from: https://www.ubcm.ca/funding-programs/local-government-program-services/community-resiliency-investment/firesmart-0

Harrison Hot Springs has already engaged in the Integration phase despite having a relatively new FireSmart program. An overview of activities Harrison Hot Springs has completed and is ongoing under each phase, with comments and suggested next steps (included in the CWRP Action Plan) is summarized in Table 21.

***Table 21. Summary of Harrison Hot Springs' progress along the FireSmart Roadmap.***

| FireSmart Roadmap Stage | Current Status | Community Response | Recommended Next Steps |
|---|---|---|---|
| **1 – Engagement** | -A Local FireSmart Representative (LFR) has been engaged since May 2024.<br>-Harrison Hot Springs participates in the FVRD CFRC.<br>-Harrison Hot Springs is actively delivering FireSmart education programming through print resources and in-person events. | Good public response. | Continue efforts and focus on intermix neighborhoods, leveraging existing community groups if possible. |
| **2 – Initiative** | -Free Home Partners Program assessments offered.<br>- | Good public interest in assessments (32 residences & 2 strata developments completed), but little follow-up action based on recommendations has been taken. | -Initiate pursuit of Neighbourhood Recognition Program.<br>-Remove barriers to FireSmart upgrades, such as offering a rebate program. |
| **3 – Integration** | -New Official Community Plan includes a Wildfire Development Permit Area (DPA). | N/A | Move FireSmart further into the community through the FireSmart BC Plant Program and Library program. |
| **4 – Expansion** | -Fuel Management Prescriptions have been developed for 2 Proposed Treatment Units (PTUs) identified by the 2017 CWPP. | n/a | Obtain funding to implement fuel management treatments. |

Table 1 in the Executive Summary details the Action Plan for Harrison Hot Springs. Each Action Item is a prioritized recommendation supported with a rationale, suggested lead agency, expected timeframe, resources required (funding, staff capacity), and metric for success.

## 6.2 TRACKING, REPORTING, AND UPDATES

As Harrison Hot Springs works towards implementation of this plan, consider scheduling an annual review of progress made towards each action item/recommendation. Tracking and reporting will create accountability and also help with future funding applications. Consider reporting accomplishments and successes of the FireSmart program (for example, number of members trained, number of assessments completed) in a brief annual report that can be shared with the public, and serve to further FireSmart engagement.

Harrison Hot Springs should prepare for a five-year comprehensive review/update of the entire plan. A current CWRP (typically 5 years or less) is presently a requirement of the FCFS program. The update should review the entire plan and consider how risk has changed based on any recent wildfires, vegetation management works completed, significant changes to the built environment due to growth and development, economic changes, or other factors that would influence the overall success of the plan. This would also include a detailed analysis of all completed fuel management treatments within the planning area with an updated status and/or a maintenance plan.

# APPENDICES

## APPENDIX A: LOCAL WILDFIRE RISK PROCESS

### Field Data Collection

The primary goals of field data collection are to confirm or correct the provincial fuel type, complete WUI Threat Assessment Plots, and assess other features of interest to the development of the CWRP. This is accomplished by traversing as much of the WUI as possible (within time, budget, and access constraints). Threat Assessment plots are completed on the 2020 version form, and as per the Wildland Urban Interface Threat Assessment Guide.

For clarity, the final threat ratings for the WUI were determined through the completion of the following methodological steps:

1. Update fuel-typing using orthophotography and field verification.
2. Update structural data using critical infrastructure information provided by the client, field visits to confirm structure additions or deletions, and orthophotography.
3. Complete field work to ground-truth fuel typing and assess site-level threat ratings.
4. Threat assessment analysis using field data collected and rating results of WUI threat plots.

## APPENDIX A-1: FUEL TYPING METHODOLOGY AND LIMITATIONS

The Canadian Forest Fire Behaviour Prediction (FBP) System outlines five major fuel groups and sixteen fuel types based on characteristic fire behaviour under defined conditions.[81] Although a subjective process, the most appropriate fuel type was assigned based on research, experience, and practical knowledge; this system has been used within BC, with continual improvement and refinement, for 20 years.[82] It should be noted that there are significant limitations with the fuel typing system which should be recognized.

Major limitations include: a fuel typing system designed to describe fuels which sometimes do not occur within the WUI, fuel typing is not updated on private land, fuel types which cannot accurately capture the natural variability within a polygon, and limitations in the data used to create initial fuel types.[82]

There are several implications of the fuel typing limitations, which include: fuel typing further from the developed areas of the study generally has a lower confidence; and, fuel typing should be used as a

[81] Forestry Canada Fire Danger Group. 1992. *Development and Structure of the Canadian Forest Fire Behavior Prediction System: Information Report ST-X-3*

[82] Perrakis, D.B., Eade G., and Hicks, D. 2018. Natural Resources Canada. Canadian Forest Service. *British Columbia Wildfire Fuel Typing and Fuel Type Layer Description* 2018 Version.

starting point for more detailed assessments and as an indicator of overall wildfire risk, not as an operational, or site-level, assessment.

Table 22 summarizes the fuel types by general fire behaviour (crown fire and spotting potential). These fuel types were used to guide the wildfire threat analysis.

***Table 22. Fuel Type Categories and Crown Fire Spot Potential. Only summaries of fuel types encountered within the WUI are provided (as such, other fuel types, i.e., C-1, C-2 C-4, C-6, S-1, S-2, and S-3 are not summarized below).***

| Fuel Type | FBP / CFDDRS Description | Description | Wildfire Behaviour Under High Wildfire Danger Level | Fuel Type – Crown Fire / Spotting Potential |
|---|---|---|---|---|
| C-5 | Red and white pine | Well-stocked mature forest, crowns separated from ground. Moderate understory herbs and shrubs; brushed and pruned younger stands | Moderate potential for active crown fire in wind-driven conditions. Under drought conditions, fuel consumption and fire intensity can be higher due to dead woody fuels | Low |
| M-1/2 | Boreal mixedwood (leafless and green) | Moderately well-stocked mixed stand of conifers and deciduous species, low to moderate dead, down woody fuels | Surface fire spread, torching of individual trees and intermittent crowning, (depending on slope and percent conifer) | <26% conifer (Very Low); 26-49% Conifer (Low); >50% Conifer (Moderate) |
| D-1/2 | Aspen (leafless and green) | Deciduous stands | Always a surface fire, low to moderate rate of spread and fire intensity | Low |
| W | N/A | Water | N/A | N/A |
| N | N/A | Non-fuel: irrigated agricultural fields, golf courses, alpine areas void or nearly void of vegetation, urban or developed areas void or nearly void of forested vegetation | N/A | N/A |

The resulting updated fuel types were shown on Map 5 in Section 4.1.3.

## APPENDIX A-2: WILDFIRE THREAT SPATIAL ANALYSIS METHODOLOGY

As part of the CWRP process, spatial data submissions are required to meet the defined standards in the Program and Application Guide. Proponents completing a CWRP can obtain open-source BC Wildfire datasets, including Provincial Strategic Threat Analysis (PSTA) datasets from the British Columbia Data Catalogue. Wildfire spatial datasets obtained through the BC Open Data Catalogue used in the development of the CWRP include, but are not limited to:

- PSTA Spotting Impact
- PSTA Fire Density
- PSTA Fire Threat Rating

- PSTA Lighting Fire Density
- PSTA Human Fire Density
- Head Fire Intensity
- WUI Human Interface Buffer (2 km buffer from structure point data)
- Wildland Urban Interface Risk Class
- Current Fire Polygons
- Current Fire Locations
- Historical Fire Perimeters
- Historical Fire Incident Locations
- Historical Fire Burn Severity
- Fuel Type

### Local Spatial Analysis

Not all attributes on the WUI Threat Assessment form can be determined using a GIS analysis on a landscape/polygon level. To emulate as closely as possible the threat categorization that would be determined using the Threat Assessment form, the variables in Table 23 were used as the basis for building the analytical model. The features chosen are those that are spatially explicit, available from existing and reliable spatial data or field data, and able to be confidently extrapolated to large polygons.

***Table 23. Description of variables used in spatial analysis for WUI wildfire risk assessment.***

| WUI Threat Sheet Attribute | Used in Analysis? | Comment |
|---|---|---|
| **Fuel Subcomponent** | | |
| Duff depth and Moisture Regime | No | Many of these attributes assumed by using 'fuel type' as a component of the Fire Threat analysis. Most of these components are not easily extrapolated to a landscape or polygon scale, or the data available to estimate over large areas (VRI) is unreliable. |
| Surface Fuel continuity | No | |
| Vegetation Fuel Composition | No | |
| Fine Woody Debris Continuity | No | |
| | No | |
| Live and Dead Coniferous Crown Closure | No | |
| Live and Dead Conifer Crown Base height | No | |
| Live and Dead suppressed and Understory Conifers | No | |
| Forest health | No | |
| Continuous forest/slash cover within 2 km | No | |
| **Weather Subcomponent** | | |
| BEC zone | Yes | Although included, these are broad classifications, meaning most polygons in the Study Area will have the same value |
| Historical weather fire occurrence | Yes | |
| **Topography Subcomponent** | | |
| Aspect | Yes | |
| Slope | Yes | Elevation model was used to determine slope. |

| WUI Threat Sheet Attribute | Used in Analysis? | Comment |
|---|---|---|
| Terrain | No | |
| Landscape/ topographic limitations to wildfire spread | No | |
| **Structural Subcomponent** | | |
| Position of structure/ community on slope | No | Too difficult to quantify – this is a relative value. |
| Type of development | No | Too difficult to analyze spatially. |
| Position of assessment area relative to values | Yes | Only distance to structures is used in this analysis, being above, below or sidehill too difficult to analyze spatially. |

The other components are developed using spatial data (BEC zone, fire history zone) or spatial analysis (aspect, slope). A scoring system was developed to categorize resultant polygons as having relatively low, moderate, high or extreme Fire Threat, or Low, Moderate, High or Extreme wildfire threat class. Table 24 below summarizes the components and scores to determine the Fire Threat.

***Table 24. Fire Threat Class scoring components.***

| Attribute | Indicator | Score |
|---|---|---|
| **Fuel Type** | C-1 | 35 |
| | C-2 | |
| | C-3 | |
| | C-4 | |
| | M-3/4,>50% dead fir | |
| | C-6 | 25 |
| | M-1/2, >75% conifer | 20 |
| | C-7 | |
| | M-3/4, <50% dead fir | |
| | M-1/2, 50-75% conifer | 15 |
| | M-1/2, 25-50% conifer | 10 |
| | C-5 | |
| | O-1a/b | |
| | S-1 | |
| | S-2 | |
| | S-3 | |
| | M-1/2, <25% conifer | 5 |
| | D-1/2 | 0 |
| | W | 0 |
| | N | 0 |
| **Weather - BEC Zone** | AT, irrigated | 1 |
| | CWH, CDF, MH | 3 |
| | ICH, SBS, ESSF | 7 |
| | IDF, MS, SBPS, CWHsds1 & ds2, BWBS, SWB | 10 |

| Attribute | Indicator | Score |
|---|---|---|
| | PP, BG | 15 |
| Historical Fire Occurrence Zone | G5, R1, R2, G6, V5, R9, V9, V3, R5, R8, V7 | 1 |
| | G3, G8, R3, R4, V6, G1, G9, V8 | 5 |
| | G7, C5, G4, C4, V1, C1, N6 | 8 |
| | K1, K5, K3, C2, C3, N5, K6, N4, K7, N2 | 10 |
| | N7, K4 | 15 |
| Slope | <16 | 1 |
| | 16-29 (max N slopes) | 5 |
| | 30-44 | 10 |
| | 45-54 | 12 |
| | >55 | 15 |
| Aspect (>15% slope) | North | 0 |
| | East | 5 |
| | <16% slope, all aspect | 10 |
| | West | 12 |
| | South | 15 |

### Limitations

There are obvious limitations in this method, most notably that not all components of the threat assessment worksheet are scalable to a GIS model, generalizing the Fire Behaviour Threat score. The Wildfire Threat Score is greatly simplified, as determining the position of structures on a slope, the type of development and the relative position are difficult in an automated GIS process. Structures are considered, but there is no consideration for structure type (also not included on threat assessment worksheet). This method uses the best available information to produce accurate and useable threat assessment across the study area in a format which is required by the UBCM CRI FCFS program.

## APPENDIX A-3: WILDFIRE THREAT PLOT LOCATIONS

Table 25 displays a summary of all WUI threat plots completed during CWRP field work. The original WUI threat plot forms and photos will be submitted as a separate document. The following ratings are applied to applicable point ranges: Low (0-48); Moderate (49 – 66); High (67 – 80); Extreme (>80).

***Table 25. Summary of WUI Threat Assessment Worksheets.***

| Wildfire Threat Assessment Plot ID | Geographic Location | Wildfire Behaviour Threat Class |
|---|---|---|
| Mount-1 | East end of Echo Ave. | Low |
| East-1 | East Sector East | Low |
| East-2 | East Sector West End, McCombs | Low |
| Water Tower | Water Reservoir and Treatment Facility (Water Tower PTU) | Low |

| Wildfire Threat Assessment Plot ID | Geographic Location | Wildfire Behaviour Threat Class |
|---|---|---|
| Whip-1 | Whippoorwill Point | Low |

## APPENDIX A-4: PROXIMITY OF FUEL TO THE COMMUNITY

The correlation between structure loss and wildfire are described below.

### Home and Critical Infrastructure Ignition Zones

Multiple studies have shown that the principal factors regarding home and structure loss to wildfire are the structure's characteristics and immediate surroundings. The area that determines the ignition potential of a structure to wildfire is referred to as (for residences) the Home Ignition Zone (HIZ) or (for critical infrastructure) the Critical Infrastructure Ignition Zone (CIIZ).[83,84] Both the HIZ and CIIZ include the structure itself and three concentric, progressively wider Priority Zones out to 30 m from the structure (Figure 11). More details on priority zones can be found in the FireSmart Manual.[85]

It has been found that during extreme wildfire events, most home destruction has been a result of low-intensity surface fire flame exposures, usually ignited by embers. Firebrands can be transported long distances ahead of the wildfire, across fire guards and fuel breaks, and accumulate within the HIZ in densities that can exceed 600 embers per square meter. Combustible materials found within the HIZ combine to provide fire pathways allowing spot surface fires ignited by embers to spread and carry flames or smoldering fire into contact with structures.

Because ignitability of the HIZ is the main factor driving structure loss, the intensity and rate of spread of wildland fires beyond the community has not been found to necessarily correspond to loss potential. For example, FireSmart homes with low ignitability may survive high-intensity fires, whereas highly ignitable homes may be destroyed during lower intensity surface fire events. Increasing ignition resistance would reduce the number of homes simultaneously on fire; extreme wildfire conditions do not necessarily result in WUI fire disasters.[86] It is for this reason that the key to reducing WUI fire structure loss is to reduce structure ignitability. Mitigation responsibility must be centered on structure owners. Risk communication, education on the range of available activities, and prioritization of activities should help homeowners to feel empowered to complete simple risk reduction activities on their property.

[83] Reinhardt, E., R. Keane, D. Calkin, J. Cohen. 2008. *Objectives and considerations for wildland fuel treatment in forested ecosystems of the interior western United States*. Forest Ecology and Management 256:1997 - 2006. Retrieved from: Objectives and considerations for wildland fuel treatment in forested ecosystems of the interior western United States | Treesearch (usda.gov)

[84] Cohen, J. 2000. *Preventing Disaster Home Ignitability in the Wildland-urban Interface.* Journal of Forestry. p 15 - 21. Retrieved from: https://doi.org/10.1093/jof/98.3.15

[85] Available for download here: FireSmartBC_HomeownersManual_Printable.pdf

[86] Calkin, D., J. Cohen, M. Finney, M. Thompson. 2014. *How risk management can prevent future wildfire disasters in the wildland-urban interface*. Proc Natl Acad Sci U.S.A. Jan 14; 111(2): 746-751. Retrieved from: How risk management can prevent future wildfire disasters in the wildland-urban interface (nih.gov)

*Table 26. Proximity to the Interface.*

| Proximity to the Interface | Descriptor* | Explanation |
|---|---|---|
| **WUI 100** *HIZ/CIIZ and Community Zones* | (0-100 m) | This Zone is always located adjacent to the value at risk. Treatment would modify the wildfire behaviour near or adjacent to the value. Treatment effectiveness would be increased when the value is FireSmart. |
| **WUI 500** *Community and Landscape Zones* | (100-500 m) | Treatment would affect wildfire behaviour approaching a value, as well as the wildfire's ability to impact the value with short- to medium- range spotting; should also provide suppression opportunities near a value. |
| **WUI 1000** *Landscape Zone* | (500-1000 m) | Treatment would be effective in limiting long - range spotting but short-range spotting may fall short of the value and cause a new ignition that could affect a value. |
| *Landscape Zone* | > 1000 m | This should form part of a landscape assessment and is generally not part of the zoning process. Treatment is relatively ineffective for threat mitigation to a value, unless used to form a part of a larger fuel break / treatment. |

**Distances are based on spotting distances of high and moderate fuel type spotting potential and threshold to break crown fire potential (100m). These distances can be varied with appropriate rationale, to address areas with low or extreme fuel hazards.*

## APPENDIX B: WUI RISK ASSESSMENT - WORKSHEETS AND PHOTOS

Provided separately as PDF package.

## APPENDIX C: MAPS

Provided separately as PDF package.

# APPENDIX D: FIRESMART ROADMAP

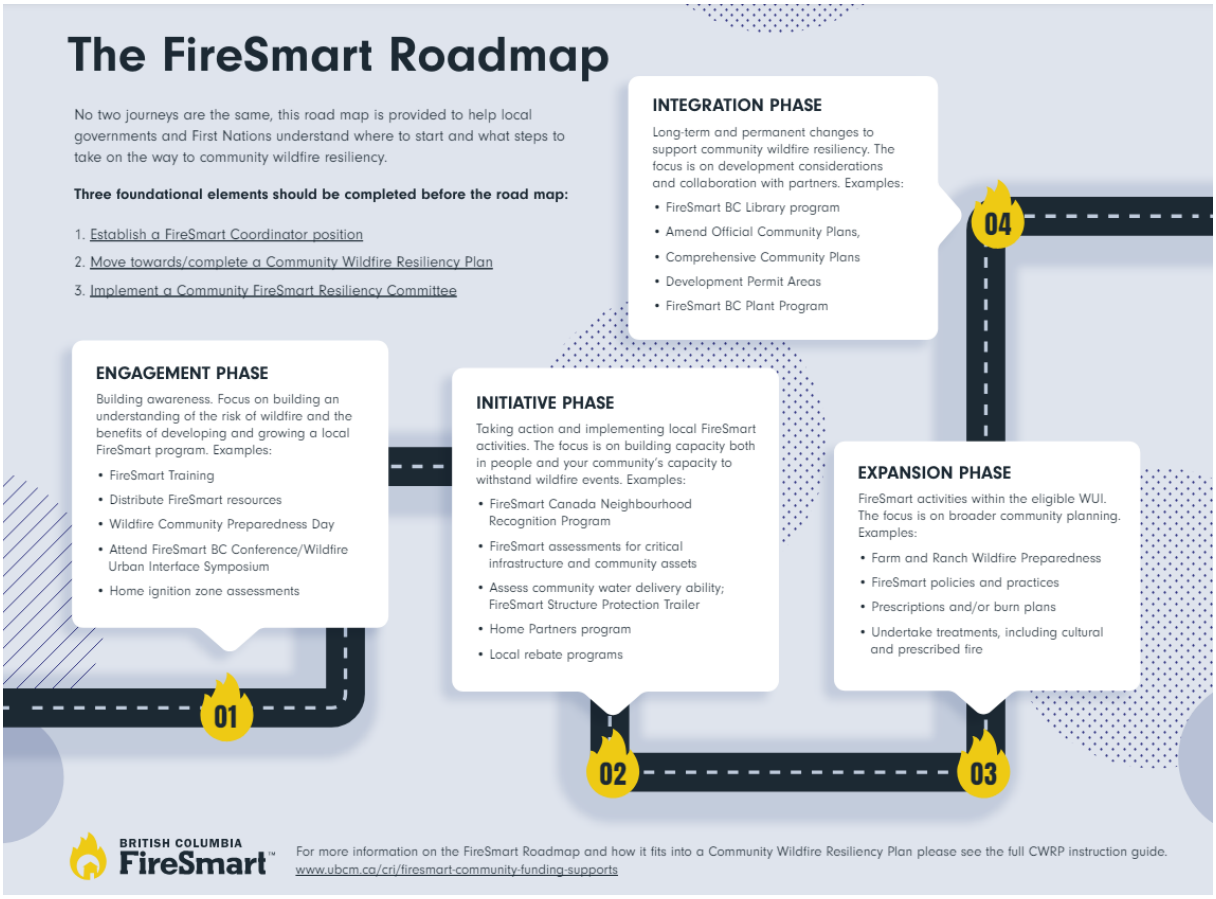



*Figure 14. The FireSmart Roadmap is a new focus of community wildfire planning in BC.*

**Wildfire Threat Assessment Worksheet – ~~Fuel Assessment~~ (Site Level)** **Plot #** East1

| | | | | | |
|---|---|---|---|---|---|
| Location | East Sector North End | Date | 6/3/24 | Assessor/ Professional Designation | C. van Vliet |
| Coordinates (Lat/Long – Degrees/Decimal minutes): | 49.293248 N, 121.768281 W | | | | TFT |
| Crown Species Composition (species %) | Cw70Fd20Mb10(Act) | | | | |
| Ladder Fuel Species Composition (species %) | Deciduous Shrub | | | | |

| | Component/ Sub Component | Levels/ Classes | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Forest Floor and Organic Layer** | | | | | |
| 1 | Depth of Organic layer (cm) | 1–<2 1 | 2–<5 3 | 5–<10 5 | 10–20 3 | >20 2 |
| | **Surface and Ladder Fuel (0.1 – 3.0 meters in height)** | | | | | |
| 2 | Surface fuel composition | Moss, Herbs and Deciduous Shrubs 4 | Lichen, Conifer Shrubs 6 | Dead fines (Leaves, Needles or fine branch material) fuel (<1 cm) 8 | Pinegrass 10 | Sagebrush, Bunchgrass, Juniper Scotch broom 15 |
| 3 | Dead and Down material Continuity (<7cm) | Absent 0 | Scattered <10 coverage 4 | 10 -25% coverage 8 | 26-50% coverage 12 | >50% Coverage 15 |
| 4 | Ladder fuel composition | Deciduous 0 | Mixwood 5 | Other conifer 8 | Elevated dead fuel 10 | Spruce/ Fir/ Pine 15 |
| 5 | Ladder fuel horizontal continuity | Absent 0 | Sparse <10% coverage 2 | Scattered 10 – 39% coverage 8 | Patchy 40-60% coverage 10 | Uniform >60% coverage 15 |
| 6 | Stem/ha (understory)[3] | <500 2 | 501-800 4 | 801-1200 6 | 1201-1500 8 | >1500 10 |
| | **Stand Structure and Composition (Dominant and Co- Dominate stems)** | | | | | |
| 7 | Overstory Composition/ CBH (Crown Base Height) | Deciduous (< 25% conifer) 0 | Mixwood (% Conifer) 25% 0 50% 2 75% 3 | Conifer with high CBH (>10m) 3 | Conifer with moderate CBH (5-9M) 4 | Conifer with low CBH (<4m) 5 |
| 8 | Crown Closure | < 20% 0 | 20 -40% (Or Deciduous) 1 | 41-60% 2 | 61-80% 5 | >80% 4 |
| 9 | Fuel Strata Gap[4] (m) | | > 10 0 | 6-9 1 | 3-6 3 | <3 5 |
| 10 | Stems/ha (overstory) live/ grn dom & codom | <400 0 | 401-600 2 | 601-900 3 | 901-1 200 4 | >1 200 5 |
| 11 | Dead and Dying (% of dominant and co-dominant stems) | | Standing Dead/ Partial down <20% 2 | Standing Dead/ Partial down 21-50% 5 | Standing Dead/ Partial down 51- 75% 8 | Standing Dead/ Partial down >75% 10 |

| Ecoprovince | Threat Assessment | WTA Total |
|---|---|---|
| Coast and Mountains, Georgia Depression (0/42/58/70) | Low | 30 |

**Comments:**

Plot located on the east side of East Sector park in a uniform second growth conifer stand. 2017 CWPP PTU East Sector North, Moderate priority.
Distance from values is >500 m. Low to moderate surface fuel and high cover of herbaceous plants. Higher conifer crown closure but no other fuel hazard identified. Crown bases are high and ladder fuels are nearly absent (sparse deciduous shrubs). Estimated 50 year old Douglas fir plantation, western red cedar stumps present. Stand is expected to remain low hazard into the future.
No fuel mitigation is recommended due to distance from values, fuel strata gap, and existing forest condition.

[3] Understory is considered ladder and suppressed stems in this category (distinct break between these stems and overstory)
[4] Fuel Strata Gap – Distance from top of ladder fuel to live crown base height of overstory



PROJECT: HHS CWRP 2024

PROJECT: HHS CWRP 2024

# British Columbia Wildfire Service - Photo Guide

**SITE INFORMATION** Date Sampled: 6/3/24 **Plot #** East1 General Location: East Sector North End

Coordinates: 49.293248 N, 121.768281 W

FBP Fuel Type: C-5

Slope (%): 7

Aspect (deg.): 260

Elevation (m): 15

Canopy Closure (%): 55

Average Forest Floor Depth (cm): 2-3

SURFACE FUELS:

Photo comment:

Theodolite

Theodolite

**LADDER FUELS**

Photo Comment:

**CROWN FUELS:**

Theodolite

Photo Comment:

**Wildfire Threat Assessment Worksheet – ~~Fuel Assessment~~ (Site Level)** **Plot #** EAST-2

| | | | | | |
|---|---|---|---|---|---|
| Location | East Sector | Date | 6/4/24 | Assessor/ Professional Designation | C. van Vliet |
| Coordinates (Lat/Long – Degrees/Decimal minutes): | 49.292794 N, 121.776951 W | | | | TFT |
| Crown Species Composition (species %) | Mb40Cw20Hw20 | | | | |
| Ladder Fuel Species Composition (species %) | Hw70Cw30 | | | | |

| | Component/ Sub Component | Levels/ Classes | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Forest Floor and Organic Layer** | | | | | |
| 1 | Depth of Organic layer (cm) | 1–<2 ○ 1 | 2–<5 ● 3 | 5–<10 ○ 5 | 10–20 ○ 3 | >20 ○ 2 |
| | **Surface and Ladder Fuel (0.1 – 3.0 meters in height)** | | | | | |
| 2 | Surface fuel composition | Moss, Herbs and Deciduous Shrubs ● 4 | Lichen, Conifer Shrubs ○ 6 | Dead fines (Leaves, Needles or fine branch material) fuel (<1 cm) ○ 8 | Pinegrass ○ 10 | Sagebrush, Bunchgrass, Juniper Scotch broom ○ 15 |
| 3 | Dead and Down material Continuity (<7cm) | Absent ○ 0 | Scattered <10 coverage ● 4 | 10 -25% coverage ○ 8 | 26-50% coverage ○ 12 | >50% Coverage ○ 15 |
| 4 | Ladder fuel composition | Deciduous ○ 0 | Mixwood ● 5 | Other conifer ○ 8 | Elevated dead fuel ○ 10 | Spruce/ Fir/ Pine ○ 15 |
| 5 | Ladder fuel horizontal continuity | Absent ○ 0 | Sparse <10% coverage ● 2 | Scattered 10 – 39% coverage ○ 8 | Patchy 40-60% coverage ○ 10 | Uniform >60% coverage ○ 15 |
| 6 | Stem/ha (understory)[3] | <500 ● 2 | 501-800 ○ 4 | 801-1200 ○ 6 | 1201-1500 ○ 8 | >1500 ○ 10 |
| | **Stand Structure and Composition (Dominant and Co- Dominate stems)** | | | | | |
| 7 | Overstory Composition/ CBH (Crown Base Height) | Deciduous (< 25% conifer) ○ 0 | Mixwood (% Conifer) 25% ● 0 50% ○ 2 75% ○ 3 | Conifer with high CBH (>10m) ○ 3 | Conifer with moderate CBH (5-9M) ○ 4 | Conifer with low CBH (<4m) ○ 5 |
| 8 | Crown Closure | < 20% ○ 0 | 20 -40% (Or Deciduous) ○ 1 | 41-60% ● 2 | 61-80% ○ 5 | >80% ○ 4 |
| 9 | Fuel Strata Gap[4] (m) | | > 10 ○ 0 | 6-9 ○ 1 | 3-6 ○ 3 | <3 ● 5 |
| 10 | Stems/ha (overstory) live/ grn dom & codom | <400 ○ 0 | 401-600 ● 2 | 601-900 ○ 3 | 901-1 200 ○ 4 | >1 200 ○ 5 |
| 11 | Dead and Dying (% of dominant and co-dominant stems) | | Standing Dead/ Partial down <20% ● 2 | Standing Dead/ Partial down 21-50% ○ 5 | Standing Dead/ Partial down 51- 75% ○ 8 | Standing Dead/ Partial down >75% ○ 10 |

| Ecoprovince | Threat Assessment | WTA Total |
|---|---|---|
| Coast and Mountains, Georgia Depression (0/42/58/70) | Low | 31 |

**Comments:**

Plot located on the west side of East Sector park in a deciduous-dominated stand. This plot is representative of the interface of East Sector park. Scattered stumps indicate history of selective harvest. Topography (flat) and fuel type (D-1/2 and M-1/2) is consistent with the exception of low hazard conifer dominated plantation stands on the east side - see EAST-1. Vegetation indicates a wet and rich site. Streams are present.

Succession has resulted in nice multi layer stand structure. Low branches on scattered mature western red cedar, but there is little surface fuel to support a fire and therefore no rationale for pruning. Most western hemlock have mistletoe brooms and there are scattered standing dead. These forest health factors will modestly increase surface fuel inputs over time but no proactive mitigation for fire hazard is recommended due to the low-hazard forest condition. Forest floor is vigorous sword fern and false lily of the valley.

M1/2 30

[3] Understory is considered ladder and suppressed stems in this category (distinct break between these stems and overstory)

[4] Fuel Strata Gap – Distance from top of ladder fuel to live crown base height of overstory



PROJECT: HHS CWRP 2024

PROJECT: HHS CWRP 2024

**British Columbia Wildfire Service - Photo Guide**

**SITE INFORMATION** Date Sampled: 6/4/24

**Plot #** EAST-2

General Location: East Sector

Coordinates: 49.292794 N, 121.776951 W

FBP Fuel Type: M-1/2

Slope (%): nil

Aspect (deg.): n/a

Elevation (m): 36

Canopy Closure (%): 60

Average Forest Floor Depth (cm): 4

SURFACE FUELS:

Photo comment:

Theodolite

Theodolite

**LADDER FUELS**

Photo Comment:

**CROWN FUELS:**

Theodolite

Photo Comment:

**Wildfire Threat Assessment Worksheet – ~~Fuel Assessment~~ (Site Level)** **Plot #** MOUNT-1

| | | | | | |
|---|---|---|---|---|---|
| Location | Mount-1 | Date | 6/4/24 | Assessor/ Professional Designation | D. Zemanek RPF |
| Coordinates (Lat/Long – Degrees/Decimal minutes): | 49°18'10.9", -121°46'20.9" | | | | |
| Crown Species Composition (species %) | Mb70Fd30 | | | | |
| Ladder Fuel Species Composition (species %) | Fd60Cw20Mb20 | | | | |

| | Component/ Sub Component | Levels/ Classes | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Forest Floor and Organic Layer** | | | | | |
| 1 | Depth of Organic layer (cm) | 1–<2 ● 1 | 2–<5 ○ 3 | 5–<10 ○ 5 | 10–20 ○ 3 | >20 ○ 2 |
| | **Surface and Ladder Fuel (0.1 – 3.0 meters in height)** | | | | | |
| 2 | Surface fuel composition | Moss, Herbs and Deciduous Shrubs ● 4 | Lichen, Conifer Shrubs ○ 6 | Dead fines (Leaves, Needles or fine branch material) fuel (<1 cm) ○ 8 | Pinegrass ○ 10 | Sagebrush, Bunchgrass, Juniper Scotch broom ○ 15 |
| 3 | Dead and Down material Continuity (<7cm) | Absent ○ 0 | Scattered <10 coverage ● 4 | 10 -25% coverage ○ 8 | 26-50% coverage ○ 12 | >50% Coverage ○ 15 |
| 4 | Ladder fuel composition | Deciduous ● 0 | Mixwood ● 5 | Other conifer ○ 8 | Elevated dead fuel ○ 10 | Spruce/ Fir/ Pine ○ 15 |
| 5 | Ladder fuel horizontal continuity | Absent ○ 0 | Sparse <10% coverage ○ 2 | Scattered 10 – 39% coverage ● 8 | Patchy 40-60% coverage ○ 10 | Uniform >60% coverage ○ 15 |
| 6 | Stem/ha (understory)[3] | <500 ● 2 | 501-800 ○ 4 | 801-1200 ○ 6 | 1201-1500 ○ 8 | >1500 ○ 10 |
| | **Stand Structure and Composition (Dominant and Co- Dominate stems)** | | | | | |
| 7 | Overstory Composition/ CBH (Crown Base Height) | Deciduous (< 25% conifer) ○ 0 | Mixwood (% Conifer) 25% ● 0 50% ○ 2 75% ○ 3 | Conifer with high CBH (>10m) ○ 3 | Conifer with moderate CBH (5-9M) ○ 4 | Conifer with low CBH (<4m) ○ 5 |
| 8 | Crown Closure | < 20% ○ 0 | 20 -40% (Or Deciduous) ○ 1 | 41-60% ● 2 | 61-80% ○ 5 | >80% ○ 4 |
| 9 | Fuel Strata Gap[4] (m) | | > 10 ○ 0 | 6-9 ○ 1 | 3-6 ● 3 | <3 ○ 5 |
| 10 | Stems/ha (overstory) live/ grn dom & codom | <400 ○ 0 | 401-600 ● 2 | 601-900 ○ 3 | 901-1 200 ○ 4 | >1 200 ○ 5 |
| 11 | Dead and Dying (% of dominant and co-dominant stems) | | Standing Dead/ Partial down <20% ● 2 | Standing Dead/ Partial down 21-50% ○ 5 | Standing Dead/ Partial down 51- 75% ○ 8 | Standing Dead/ Partial down >75% ○ 10 |

| Ecoprovince | Threat Assessment | WTA Total |
|---|---|---|
| Coast and Mountains, Georgia Depression (0/42/58/70) | Low | 33 |

**Comments:**

Steep slope behind homes east of town. Small creek and trail with deciduous stand at base of slope. Similar stand type as seen throughout the Village interface - mixed wood mature big leaf maple, Douglas fir in a C5 structure (high fuel strata gap, low stem density, well developed herbaceous understorey).
In dry conditions could have moss and duff-fed slope-driven surface fire with occasional tree candling but deciduous component (maple, shrubs, ferns) limits crown fire risk. Forest fuels (moss, deciduous, mature Fdi) are not volatile so low estimate of spotting risk and resistance to control.
No mitigation recommended.

[3] Understory is considered ladder and suppressed stems in this category (distinct break between these stems and overstory)
[4] Fuel Strata Gap – Distance from top of ladder fuel to live crown base height of overstory



PROJECT: Harrison Hot Springs CWRP

PROJECT: Harrison Hot Springs CWRP

**British Columbia Wildfire Service - Photo Guide**

**SITE INFORMATION** Date Sampled: 6/4/24 **Plot #** MOUNT-1 General Location: Mount-1

Coordinates: 49°18'10.9", -121°46'20.9"

FBP Fuel Type: M-1/2

Slope (%): 95

Aspect (deg.): 270

Elevation (m): 10

Canopy Closure (%): 60

Average Forest Floor Depth (cm): 2

SURFACE FUELS:

Photo comment:

Theodolite

Theodolite

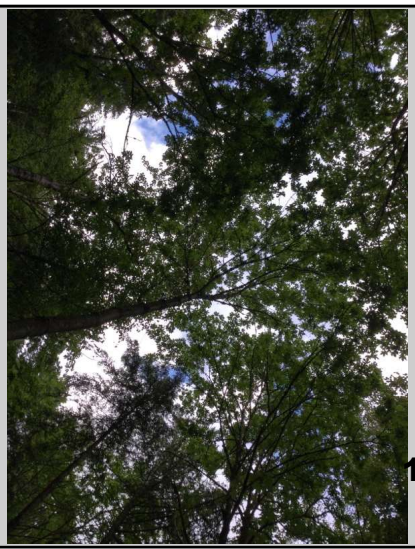
**LADDER FUELS**

Photo Comment:

**CROWN FUELS:**

Theodolite

Photo Comment:



**Wildfire Threat Assessment Worksheet – ~~Fuel Assessment~~ (Site Level)** **Plot #** WATER-1

Location: Water Treatment | Date: 6/3/24 | Assessor/ Professional Designation: C. van Vliet

Coordinates (Lat/Long – Degrees/Decimal minutes): ~~49.294744~~ N, 121.786410 W | TFT

Crown Species Composition (species %): Cw40Fd40Mb20

Ladder Fuel Species Composition (species %): CwFdMb

| | Component/ Sub Component | Levels/ Classes | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Forest Floor and Organic Layer** | | | | | |
| 1 | Depth of Organic layer (cm) | 1–<2 ● 1 | 2–<5 ○ 3 | 5–<10 ○ 5 | 10–20 ○ 3 | >20 ○ 2 |
| | **Surface and Ladder Fuel (0.1 – 3.0 meters in height)** | | | | | |
| 2 | Surface fuel composition | Moss, Herbs and Deciduous Shrubs ● 4 | Lichen, Conifer Shrubs ○ 6 | Dead fines (Leaves, Needles or fine branch material) fuel (<1 cm) ○ 8 | Pinegrass ○ 10 | Sagebrush, Bunchgrass, Juniper Scotch broom ○ 15 |
| 3 | Dead and Down material Continuity (<7cm) | Absent ○ 0 | Scattered <10 coverage ● 4 | 10 -25% coverage ○ 8 | 26-50% coverage ○ 12 | >50% Coverage ○ 15 |
| 4 | Ladder fuel composition | Deciduous ● 0 | Mixwood ○ 5 | Other conifer ○ 8 | Elevated dead fuel ○ 10 | Spruce/ Fir/ Pine ○ 15 |
| 5 | Ladder fuel horizontal continuity | Absent ○ 0 | Sparse <10% coverage ● 2 | Scattered 10 – 39% coverage ○ 8 | Patchy 40-60% coverage ○ 10 | Uniform >60% coverage ○ 15 |
| 6 | Stem/ha (understory)[3] | <500 ● 2 | 501-800 ○ 4 | 801-1200 ○ 6 | 1201-1500 ○ 8 | >1500 ○ 10 |
| | **Stand Structure and Composition (Dominant and Co- Dominate stems)** | | | | | |
| 7 | Overstory Composition/ CBH (Crown Base Height) | Deciduous (< 25% conifer) ○ 0 | Mixwood (% Conifer) 25% ○ 0 50% ● 2 75% ○ 3 | Conifer with high CBH (>10m) ○ 3 | Conifer with moderate CBH (5-9M) ● 4 | Conifer with low CBH (<4m) ○ 5 |
| 8 | Crown Closure | < 20% ○ 0 | 20 -40% (Or Deciduous) ○ 1 | 41-60% ● 2 | 61-80% ○ 5 | >80% ○ 4 |
| 9 | Fuel Strata Gap[4] (m) | | > 10 ○ 0 | 6-9 ○ 1 | 3-6 ● 3 | <3 ○ 5 |
| 10 | Stems/ha (overstory) live/ grn dom & codom | <400 ○ 0 | 401-600 ● 2 | 601-900 ○ 3 | 901-1 200 ○ 4 | >1 200 ○ 5 |
| 11 | Dead and Dying (% of dominant and co-dominant stems) | | Standing Dead/ Partial down <20% ● 2 | Standing Dead/ Partial down 21-50% ○ 5 | Standing Dead/ Partial down 51- 75% ○ 8 | Standing Dead/ Partial down >75% ○ 10 |

| Ecoprovince | Threat Assessment | WTA Total |
|---|---|---|
| Coast and Mountains, Georgia Depression (0/42/58/70) | Low | 26 |

**Comments:**

This area is under prescription for fuel management. This plot is close to the water tower (above ground). Prescription includes additional area on the road accessing the water tower, which includes a small very dense patch of conifer trees.
Behind the tower slope is steep and rocky, 70-80% with bluff sections. There area few dead mature trees (Douglas-fir) but not estimated to pose a significant fire hazard risk. Little conifer understory (ladder fuels), low surface fuel loading. Tall, lush deciduous shrub layer. Possible 04 site - rich but dry.

[3] Understory is considered ladder and suppressed stems in this category (distinct break between these stems and overstory)
[4] Fuel Strata Gap – Distance from top of ladder fuel to live crown base height of overstory



PROJECT: HHS CWRP 2024

PROJECT: HHS CWRP 2024

# British Columbia Wildfire Service - Photo Guide

**SITE INFORMATION** Date Sampled: 6/3/24 **Plot #** WATER-1 General Location: Water Treatment

Coordinates: 49.294744 N, 121.786410 W

FBP Fuel Type: C-5

Slope (%): 70-80

Aspect (deg.): 90

Elevation (m):

Canopy Closure (%): 55

Average Forest Floor Depth (cm): 1-2

Photo comment:

Theodolite

SURFACE FUELS:

Theodolite

**LADDER FUELS**

Photo Comment:

**CROWN FUELS:**

Theodolite

Photo Comment:

**Wildfire Threat Assessment Worksheet – ~~Fuel Assessment~~ (Site Level)** **Plot #** Whippoorwill Point

Location: Whippoorwill Point | Date: 6/3/24 | Assessor/ Professional Designation: C. van Vliet

Coordinates (Lat/Long – Degrees/Decimal minutes): 49.306321 N, 121.796802 W | TFT

Crown Species Composition (species %): Cw70Mb20Fd10

Ladder Fuel Species Composition (species %): Deciduous

| | Component/ Sub Component | Levels/ Classes | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Forest Floor and Organic Layer** | | | | | |
| 1 | Depth of Organic layer (cm) | 1–<2 (1) | 2–<5 (3) ● | 5–<10 (5) | 10–20 (3) | >20 (2) |
| | **Surface and Ladder Fuel (0.1 – 3.0 meters in height)** | | | | | |
| 2 | Surface fuel composition | Moss, Herbs and Deciduous Shrubs (4) ● | Lichen, Conifer Shrubs (6) | Dead fines (Leaves, Needles or fine branch material) fuel (<1 cm) (8) | Pinegrass (10) | Sagebrush, Bunchgrass, Juniper Scotch broom (15) |
| 3 | Dead and Down material Continuity (<7cm) | Absent (0) | Scattered <10 coverage (4) ● | 10 -25% coverage (8) | 26-50% coverage (12) | >50% Coverage (15) |
| 4 | Ladder fuel composition | Deciduous (0) ● | Mixwood (5) | Other conifer (8) | Elevated dead fuel (10) | Spruce/ Fir/ Pine (15) |
| 5 | Ladder fuel horizontal continuity | Absent (0) | Sparse <10% coverage (2) ● | Scattered 10 – 39% coverage (8) | Patchy 40-60% coverage (10) | Uniform >60% coverage (15) |
| 6 | Stem/ha (understory)[3] | <500 (2) ● | 501-800 (4) | 801-1200 (6) | 1201-1500 (8) | >1500 (10) |
| | **Stand Structure and Composition (Dominant and Co- Dominate stems)** | | | | | |
| 7 | Overstory Composition/ CBH (Crown Base Height) | Deciduous (< 25% conifer) (0) | Mixwood (% Conifer) 25% (0) 50% (2) ● 75% (3) | Conifer with high CBH (>10m) (3) | Conifer with moderate CBH (5-9M) (4) ● | Conifer with low CBH (<4m) (5) |
| 8 | Crown Closure | < 20% (0) | 20 -40% (Or Deciduous) (1) | 41-60% (2) | 61-80% (5) ● | >80% (4) |
| 9 | Fuel Strata Gap[4] (m) | | > 10 (0) | 6-9 (1) | 3-6 (3) ● | <3 (5) |
| 10 | Stems/ha (overstory) live/ grn dom & codom | <400 (0) | 401-600 (2) ● | 601-900 (3) | 901-1 200 (4) | >1 200 (5) |
| 11 | Dead and Dying (% of dominant and co-dominant stems) | | Standing Dead/ Partial down <20% (2) ● | Standing Dead/ Partial down 21-50% (5) | Standing Dead/ Partial down 51- 75% (8) | Standing Dead/ Partial down >75% (10) |

| Ecoprovince | Threat Assessment | WTA Total |
|---|---|---|
| Coast and Mountains, Georgia Depression (0/42/58/70) | Low | 31 |

**Comments:**

Mature conifer to mixedwood stand (western red cedar, big leaf maple, scattered Douglas fir) above waste water treatment plant on Whipporwill Point (plant sits along paved waterfront walkway with forested slope above). Consistently representative of the lower forested slopes of the Village. Rich site - forest floor fern layer very vigourous, Lots of wetter pockets of drainage depressions, skunk cabbage present. Low fuel threat.

No fuel mitigation recommended although FireSmart principles should be applied to buildings - pruning any conifer vegetation within 10 m.

[3] Understory is considered ladder and suppressed stems in this category (distinct break between these stems and overstory)

[4] Fuel Strata Gap – Distance from top of ladder fuel to live crown base height of overstory



PROJECT: HHS CWRP 2024

PROJECT: HHS CWRP 2024

# British Columbia Wildfire Service - Photo Guide

**SITE INFORMATION** Date Sampled: 6/3/24 **Plot #** Whippoorwill Point General Location: Whippoorwill Point

Coordinates: 49.306321 N, 121.796802 W

FBP Fuel Type: C-5

Slope (%): 50-60

Aspect (deg.): 90

Elevation (m):

Canopy Closure (%): 60

Average Forest Floor Depth (cm): 2-3

SURFACE FUELS:

Photo comment:

Theodolite

Theodolite

**LADDER FUELS**

Photo Comment:

**CROWN FUELS:**

Theodolite

Photo Comment:

# Member Presentation

Village of Harrison Hot Springs

October 21, 2024

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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## OVERVIEW

- The Lower Mainland LGA is one of the five area associations of the Union of British Columbia Municipalities(UBCM)
- We represent 29 local governments and 3 regional districts
- Our geographical area spans from Pemberton to Hope
- We are the largest area association in terms of population

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# GOVERNANCE

- The Association is run by an Executive Director and governed by an 11-person Board of Directors of Mayors, Councillors and Directors from our membership

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# BOARD OF DIRECTORS

-President: Councillor Paul Albrecht, Langley City

-First VP: Councillor Michie Vidal, Harrison Hot Springs

-Second VP: Director Jen McCutcheon, Metro Vancouver Regional District

-Third VP: Councillor Chris Pettingill, Squamish

-Directors at Large: Councillor Ruby Campbell, New Westminster, Councillor Jessica McIlroy City of North Vancouver, Councillor Jeff Murl, Whistler

-Past President: Councillor Patricia Ross, Abbotsford

-Fraser Valley Regional District Rep: Councillor Chris Kloot, Chilliwack

-Squamish-Lillooet Reginal District Rep: Mayor Armand Hurford, Squamish

-Metro Vancouver Regional District Rep: Mayor Nathan Pachal, Langley City

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# PURPOSE

- To represent, in one organization, the various regional districts, and local governments of the membership area
- To secure all possible united action in dealing with local government matters of interest to our members
- To cooperate with other organizations dealing with matters under Provincial or Federal jurisdiction

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# PURPOSE CONTINUED..

- To cooperate with UBCM and other associations of municipalities in BC for the advancement of the principles of local government
- To secure united action among its members and to promote greater autonomy within local government

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# ANNUAL CONFERENCE

- Our annual conference is held over 2.5 days each May
- Alternates between Whistler and Harrison Hot Springs
- The 2025 conference will be from May 7-9th in Harrison Hot Springs

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# ANNUAL CONFERENCE CONTINUED…

- Each conference has a theme, and the executive develops engaging sessions on topics that are timely and relevant to our membership.
- Registration and hotel block open typically open in February.

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# RESOLUTIONS

- The Annual Conference is the main forum for Lower Mainland LGA policy making
- Our resolutions session is held the Thursday afternoon of the conference
- Resolutions submitted by our membership are debated and voted upon

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# RESOLUTIONS CONTINUED…

- Resolutions that are endorsed by our membership then go onto UBCM to be considered at their annual convention in September
- Resolutions are due into the Lower Mainland LGA typically in late February.
- Details are on our website

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# EVENTS CONTINUED..

Innovation in Local Government

-The CivX Event is held each November

-The Lower Mainland LGA partners with CivicInfo BC on this event

-The event focuses on emerging and progressive topics relevant to local government in BC

The event is open to all municipal governments in BC as well as local government partners and academics

LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

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# ADVOCACY

- The Lower Mainland LGA Executive meets with Provincial Ministers annually on the topics that are most important to our membership
- We don't shy away from controversial issues!
- The Lower Mainland LGA will be expanding its advocacy efforts

LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

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# IMPORTANT ISSUES

- ❖ Over the last few years, the hot button topics brought forward by our membership are:
- ➢ Climate Change Mitigation(energy efficient buildings, biodiversity etc.)
- ➢ Affordable Housing
- ➢ Emergency Operations Funding
- ➢ Disaster Financial Assistance

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# HOT ISSUES CONTINUED

- ➢ Local Government engagement with the province
- ➢ Transit
- ➢ Farming
- ➢ Protection of Waterways
- ➢ Code of Conduct & Ethics for Elected Officials

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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# QUESTIONS/ CONTACT INFO

- Visit our website at www.lmlga.ca
- Sign up to receive our member newsletter

LOWER MAINLAND
LOCAL GOVERNMENT ASSOCIATION

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BRITISH COLUMBIA | Ministry of Forests

2024-10-07

Village of Harrison Hot Springs
info@harrisonhotsprings.ca

**Delivered Via E-mail**

**Dear Village of Harrison Hot Springs,**

**Re: Proposed BC Timber Sales Operating Plan 643-9**

The intent of this letter is to promptly inform you that BC Timber Sales (BCTS) is proposing forest operations under **Operating Plan (OP) # 643-9 in the Chilliwack Natural Resource District (DCK).** The proposed harvesting and road construction covered by the development area covered by **OP #643-9** is is near or within the **Village of Harrison Hot Springs.**

The purpose of this information package is to initiate or continue the information sharing process with you and determine if there are any concerns and/or impacts to your interests within the proposed development areas.

Recent amendments to the Forest and Range Practices Act (FRPA) require Forest Stewardship Plan (FSP) holders to make a Forest Operations Map available for public review and comment as part of the cutting/road permit review and approval process. As part of the new public review and comment process, BCTS may choose to use the Forest Operations Map (FOM) online portal. A new online tool that allows the public to find, view, and comment on planned forestry operations, such as proposed cutblocks and roads. To learn more on how to review and submit comments on the FOM Online Portal, go to the FOM Portal Overview.

Please be aware that BCTS is moving towards an internet-based referral system which allows stakeholders to review our proposals inside an online mapping portal. If you have not already been referred via email and would like to be added to the email list for future referrals, please send your name, interest type, applicable numbers such as license or tenure number, and your email address to BCTS.Chilliwack@gov.bc.ca**.**

Digital information relevant to **OP #643-9** can be found at the link: BCTS Operating Plan.

Upon requests, hard copy maps can be delivered and if an in-person meeting would be preferred, we would be glad to set up a meeting with you to discuss **OP #643-9**. If interested, please email me the preferred meeting time and method at BCTS.Chilliwack@gov.bc.ca.

Your deliberation in this matter is appreciated. To ensure that your comments and concerns are appropriately addressed. Please do not hesitate to reach out to me if you have any questions or concerns at BCTS.Chilliwack@gov.bc.ca. BCTS requests your response regarding this plan within 60 days on receipt of this letter.

**Ministry of Forests**
BC Timber Sales
Chinook Business Area
Timber Sales Office
46360 Airport Road
Chilliwack, BC V2P 1A5
Telephone: 778-704-7359
Fax: 250-997-2236

To help clarify the information in the above link; please note that once you access it, you would find:

1. **A copy of BCTS' five (5) year forest development plan maps relevant to OP #643-9.**
    a. The enclosed **Table-1 Block** indicates the calendar year in which harvesting is planned to commence (2024 to 2028 calendar years).
    b. All blocks planned for harvesting in 2024 may have been previously referred.
    c. Blocks with a planned harvest date of 2024 or later, are in various phases of development.
    d. In addition, blocks may be adjusted or removed in the harvest schedule depending on communication and engagement or operational considerations.

2. **Map Digital Data**
    a. One type of data is commonly referred to as a shape file. This information can be viewed on a computer with mapping software.
    b. A second type of data is commonly referred to as a KMZ or KML file. This information can be imported into publicly accessible software such as Google Earth.

3. **Data Tables**
    a. Blocks **(Table-1 Block)**: This table shows details for each block such as:
        i. Block ID, (Block Number)
        ii. General location
        iii. Cross reference to the five-year plan map, where it can be located [5 Yr. Plan Mapsheet (1:20,000 Grid)].
        iv. Block size, potential volume, field assessments, and year that it is planned to be sold.
    b. Roads **(Table-2 Roads)**: This table shows all roads within this operating plan and its plan activity (construction, re-construction, maintenance).

A copy of the BCTS Chilliwack Forest Stewardship Plan can be found at: BCTS Chilliwack FSP.

Respectfully,

Kyle Wang

**Kyle Wang**
Planning Forester
BC Timber Sales Chinook
Chilliwack Field Team

**From:** Sheila Blundell
**Sent:** October 13, 2024 4:19 PM
**To:** Vivian Li <info@harrisonhotsprings.ca>
**Subject:** New Marina location

I am an owner of a home in the Aqua Shore apartments and am extremely distressed about the plan to move the Water sports marina to the location that will be almost front and centre of our building.
I would like to know how this proposal has been given approval by members of the Harrison Hot springs council without it going to the community to have their say on this issue.

I really cannot understand why the council sent us all letters informing us that 4 trees were being removed because of disease but there was no such notice sent to homeowners regarding a much more important issue of the marina being moved.

I am also concerned that having this Marina in the new proposed position could in fact bring down the value of my property and if this is the case we will be expecting there will be a reduction in all of our property taxes.

Thank you

Rod and Sheila Blundell
Aqua Shore apartments.

**From:** Joe Corrado
**Sent:** October 14, 2024 8:54 PM
**To:** <info@harrisonhotsprings.ca>
**Subject:** For next council meeting - request for reconsideration of new proposed dock

Mayor Fred Talen and Council,

At the October 7, 2024, council meeting, I understood that the approval decision for the Watersport dock rested with provincial and federal agencies, and that public/ resident input could still influence the outcome. However, I have since learned from the Ministry of Water, Land, and Resource Stewardship that municipal support is indeed a key component of the approval process.

While municipal support is typically granted later in the process, following public input from affected businesses, residents, and property owners, I was given to understand that support was given early in this case due to a government backlog. However, this explanation may not account for all factors considered in the decision.

Although the municipality may have followed proper procedures, most residents and businesses remain unaware of the dock proposal. The new dock and its location raise significant concerns, which will be addressed in due course. It is troubling that residents were not informed or consulted on this matter, especially when notifications were provided for less significant issues, such as the removal of four dying trees a decision that was made at the same council meeting.

Given the importance of municipal support and the lack of comprehensive public consultation, I respectfully request that the council suspend its support for the new dock until thorough due diligence is conducted and public consultations are held. Reconsidering this decision would help ensure transparency, build community trust, and demonstrate a commitment to serving the public interest.

Thank you for considering this request.

Sincerely,
Giuseppe Corrado

Oct 14, 2024

Village of Harrison Hot Springs, BC

495 Hot Springs Rd

PO Box 160, V0M 1K0

Dear Village, Mayor and Council,

I've been a resident of the village for about 8 months now and am enjoying its lifestyle and ambience immensely. I became very disturbed however, when I learned of the application and municipal approval of a docking facility proposed to support the Harrison Watersports flotation site from St Alice beach.

The size and breadth of the timber and aluminum docking infrastructure will dominate and destroy the beach, as well as blemish and hinder pristine lake views. It isn't hard to visualize the crowds and lineups already present in front of the hotel moving onto the beach. I fear that while intended as a seasonal enterprise it will turn out to be a year round commercial wharf attracting marine traffic, pollution and noise in front of Esplanade Ave residential and tourism buildings.

The timing of the docking approval decision also concerns me as a reduced council and mayor were in a tumultuous period of uncertainty.

I am not a fan of Harrison Watersports due to its visual incompatibility with the rest of our wilderness community but do concede that it is a fixture we can live with. I would ask the mayor and council to reconsider the St Alice Beach docking option and seek out another marine platform alternative more suitable for the village of Harrison Hot Springs.

Sincerely,

Robert Hanbury

[redacted]

Harrison Hot Springs, V0M 1K0

October 15, 2024 Reference: 70036

His Worship Fred Talen
and Members of Council
Village of Harrison Hot Springs
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs BC V0M 1K0
Email: ftalen@harrisonhotsprings.ca

Dear Mayor Talen and Councillors:

I am writing to thank your delegation for taking the time to meet with Ministry of Housing representatives at this year's Union of BC Municipalities (UBCM) Annual Convention held in Vancouver on September 18, 2024. We appreciated the opportunity to connect in-person.

Since we met, a provincial election has been called and I am following up on behalf of the Ministry of Housing. I would like to acknowledge the topics discussed during our meeting, which included densification and infrastructure funding, development incentives for purpose-built rentals, small-scale multi-unit housing (SSMUH) parking requirements and the BC Builds Program.

During our conversation we also discussed amenity cost charges (ACC) and development cost charges (DCC). There are SSMUH interim guidance materials and webinar recordings to support local government implementation of the Local Government Density Initiatives, which are available online at: www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives. This includes interim guidance for DCCs and ACCs, which may be found here: www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/dev_fin_tools-update_interim_guidance.pdf.

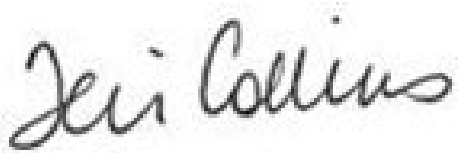
The Peer Learning Network (PLN) is a program that is run by the Planning Institute of British Columbia to support local government staff with counterparts across the province. Network information, including details on how to join the PLN peer discussion forum, is available online at: www.pibc.bc.ca/pln.

I am pleased to provide further information about BC Builds, which leverages land owned by non-profits, local governments, First Nations and the development sector for middle-income rental housing by providing low-interest financing, speeding up project timelines and providing grants as needed to ensure project feasibility. More information on the BC Builds program can be found here: www.bcbuildshomes.ca/ or you can reach out to: info@bcbuildshomes.ca.

We are in the election period, and the BC Government is in caretaker mode, issues regarding future funding for programs and other policy and operational decisions will be deferred until after the election is complete and the incoming government is in place.

Thank you for taking the time with your delegation to meet and bring forward issues that are important to the Village of Harrison Hot Springs, and the people of British Columbia.

Sincerely,



Teri Collins
Deputy Minister
Ministry of Housing

cc: Tyson Koch, CAO, Village of Harrison Hot Springs
Vincent Tong, CEO, BC Housing

From: Karim Amersi
Sent: October 16, 2024 3:23 AM
To: info@harrisonhotsprings.ca
Subject: For upcoming council meeting

Dear Village of Harrison Hot Springs,

We own property in HHS and would like to register our very serious concern in connection to the proposed move of the launching pad /Marina for the Water Park and other aquatic activities to the East of its current location.

Some of our concerns include :

We feel that moving it there is a serious mistake and represents an environmental concern, given the sensitivity of that area.

The beach at that location is highly utilized by locals and the thousands on visitors. Why are private interests being prioritized over the interests of the community and visitors.

We are very concerned that Council has taken upon itself to make decisions in a matter of such significance without fully engaging the Community.

We respectful ask council to withdraw its support for such a relocation. To fully consult the Community on this highly impactful matter that will have significant and very long term ramifications on future of the community and its thousands of visitors and the very character of the Lakefront, our Village's most significant attraction, and by far the most important reason why many in the community chose to call HHS home for at least part of the year.

As we will not be able to attend in person , by way of this message we wish to register our firm opposition to the specific relocation at the upcoming Council meeting.

Thanks and regards.

Alkarim and Joy Amersi

Harrison Hot Springs

Chantal Lamb
[redacted]
Harrison Hot Springs
BC

Wednesday 16th October 2024 – 10.10am

To: The Harrison Village Office of the Mayor, and council,

I am still deeply concerned about Council's decision on August 12th to provide a greenlight approval of the new private dock/marina proposed by Harrison Watersports. I am of the belief that at an August meeting, Council had a very brief discussion about this issue, and then gave the Village's stamp of approval with no further public information share. After further investigation into the newly proposed relocation project, I had to write once again as a concerned resident and investor in the area.

***Noting your *Official Community Plan* the approved relocation seems to contradict points under 5.3 General Policies!***

***According to BC Laws Division 3 – Municipal Property – Notice of Proposed Property Disposition – 26 (1) it states that 'before a council disposes of land or improvement, it must publish notice of the proposed disposition in accordance with section 90 (public notice).***

I am aware that a proposal was put forward August 2023, to the Municipality for a new location, and this proposal was declined and changed to the current *Community Use* beach but through this change I am of the understanding that a notice was not provided to residents. If a notice of change of location, including a public consultation session was provided perhaps someone at the Village Office would be so kind to provide me with where I can locate this notice so that I may be clearer in the steps that were taken! Perhaps public consultation is not always required at every step but this is concerning due to the impact this would have, and that the 'Village Council is the legislative body representing the citizens of the Village of Harrison Hot Springs' therefore is entrusted to have our best interests at heart.

With a decision so important to the Village, and in previous council meetings there was a suggestion to *'not rush the vote'*, I am confused at why the reduced council did not defer a vote on such an important Village issue with a massive impact until after the by-election so that we could have input from a full council and new council members with fresh perspectives and a more equitable vote.

I am very concerned that this decision was made without a full consultation of all proposals to the residents and those affected in the Village.

Further a couple of points of concern:

**Location of Moorage:** The current area in which the moorage stands are for **Commercial Use**. The proposed area in which this relocation is suggested is considered for **Community Use** and is one of the only -two public beaches available for the 30 000 plus visitors to the area during the village high season of the summer months. If a moorage was relocated not only would this be an environmental issue but would also -impede on the current beach access, impact public swimming, and impede the scenic viewing enjoyed by many visitors and summer revellers. Not to mention adversely affect *sight lines* for residents homes in the area adjacent to the beach

If this is a *Community Use* area and considered *P1* according to village zoning surely this area would require rezoning which would mean that a notice should have been provided to residents of this proposed change prior to this change being passed by the village councillors.

**Adverse effects to surrounding community/residents:** It seems that the impacts of this moorage relocation have also not been taken into consideration such as environment disturbance, increased boats, water sport crafts, sound, odour, gas and fuel emissions during the daytime hours and at night additional night light pollution which will add to the current night light of the village and disrupt sleeping residents.

I understand that Harrison Hot Springs is a resort destination, and that tourism is important in dollars in supporting the local economy and businesses. I also understand that the Harrison Watersports Operation is in jeopardy and are an added benefit to the village as well as a much-loved operation by visitors. The Watersport Operations first proposal certainly seemed a well thought out and better solution.

With all of that said it does seem that the following has not been considered, Public Beach and Swimming Access, Visual Impact, Air, Noise and Light Pollution, Residential Property Value Impact.

I hope that the Mayor and Councillors will re-consider their decisions and re-look at a more viable solution and consider transparency of ***all possible solutions*** to the Harrison Hot Springs property taxpayers and residents. This is our community let's work together!

Many thanks
Chantal Lamb (Paula)
[redacted]

**John J. Allen**
[redacted] **HHS. V0M 1K0**

To Mayor Talen & Council

Village of Harrison ( by hand)

Oct 16th 2024

Dear Mayor & Council,

I note that you have announced the start of work on the beach at the East end of the lagoon.

During the recent by-election, I heard a lot of promises about openness and transparency in Village business. The meeting of Oct 21st will be a great opportunity for you to demonstrate the sincerity of these promises.

May I suggest that the new council members propose the following resolution on Oct 21st ?

" Be it resolved that staff be instructed to immediately disclose and release copies of the following contracts, to the general public, on request :-

1. The contract for the works being conducted on the East end of the lagoon by Timbro.
2. The contract for the expansion of the Boat Launch building by Kurts Construction. "

I look forward to this new era of accountability instead of having to apply to Victoria to get an order for disclosure of such information.

Yours, J.J. Allen

**John J. Allen**
[redacted] **HHS. V0M 1K0**

To Mayor Talen & Council

Village of Harrison ( by hand)

Oct 15th 2024

Dear Mayor & Council,

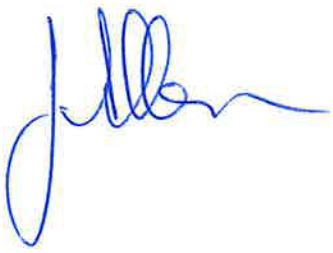
I attended the Oct 7th council meeting, arriving at 6.40pm. There was already a large crowd in attendance , ~~may~~ MANY more than the 18 who could have been accommodated under the old rules at the Village Office.

There were no copies of the agenda package available so I had to sit through the meeting without knowing what was actually being discussed, most of the time. An example of this was a submitted letter from a Mr. Sippola concerning the public beach at the North end of St Alice Street. Staff presented a long defence of council's actions supporting the alienation of this public space and it was only then that I realized what they were talking about. Even sitting there in the front row, I had no idea what they were talking about because the Sippola letter had not been read aloud before being discussed.

If someone takes the trouble to write such a letter to the Village council, the proper procedure is to read it out so that those in attendance in person or by Zoom can follow the discussion. Doing so also demonstrates proper respect for the residents and taxpayers and their concerns and opinions, rather than a dismissive response.

I would urge Mayor Talen to correct this by reading the Sippola letter aloud during the next regular council meeting on Oct 21st and to adopt a practice of doing so with all such letters from the public in future.

Yours, J.J. Allen



# Concerns/Requests/Information Form: Submission #246

View

HTML

Table

Plain text

The **View** page displays a submission's general information and data. ► Watch video

‹ Previous submission

## Submission information

**name**
Natasha Yakub

**address**
[redacted]20 Esplanade Ave
Harrison Hot Springs, BC

**Email**
[redacted]

**Phone Number**
[redacted]

**Date**
2024-10-16

**Location of Concern**
Dock/marina in front of our Aqua Shores building

**Details of Concern/Request**
We recently purchased our apartment at Aqua Shores and are extremely concerned about the proposed marina/dock in front of it as this will create huge crowds there and unfortunately take away from our enjoyment and relaxation of our property across from our building. This is extremely disappointing as we spent almost $1 million to buy our unit and this is going to hurt our property values as well as the community nearby

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HARRISON HOT SPRINGS
Naturally Refreshed

# COUNCIL REPORT

**Regular Council**

File No: 0360-20-08
Date: October 21, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Accessibility Plan

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## RECOMMENDATION

THAT Council adopt the Village of Harrison Hot Springs 2024 Accessibility Plan as presented.

## SUMMARY

To present the Village's 2024 Accessibility Plan to Council for feedback and adoption.

## BACKGROUND

The *Accessible BC Act* requires local governments to establish an accessibility committee and develop both an accessibility plan and a tool to receive feedback on accessibility. The goal of the accessibility plan is to identify, remove and prevent barriers to individuals in, or interacting with the organization. An organization must review and update its accessibility plan at least once every 3 years.

## DISCUSSION

Village staff created an initial draft Accessibility Plan using the recommended format provided by the Disability Alliance of BC. In developing the draft, staff took in consideration the results of a 2018 Access Initiative Report, as well as feedback received from the Village's accessibility feedback mechanism. This plan was presented to the newly formed Accessibility Committee for their consideration, discussion and input. At the October 9, 2024 Meeting, the Committee passed a resolution to recommend that Council adopt the attached Accessibility Plan.

Adopting an Accessibility Plan will ensure that the Village is meeting its obligations as outlined in the *Accessible BC Act*. The plan will be monitored for progress and staff will continue to accept feedback which will be discussed at the Committee level and taken into consideration for future Accessibility Plans.

## FINANCIAL CONSIDERATIONS

There are no financial considerations at this time.

**POLICY CONSIDERATIONS**

2023 Strategic Plan Priorities

Healthy Livable Community – To promote and enhance a healthy lifestyle for all ages.

Respectfully submitted:

Christy Ovens
Community Services Manager

Reviewed by:

Tyson Koch
Chief Administrative Officer

Attachment: Village of Harrison Hot Springs 2024 Accessibility Plan

HARRISON HOT SPRINGS

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## Village of Harrison Hot Springs

# Accessibility Plan

2024

# Table of Contents

# Section 1: Introduction

## 1.A About The Village of Harrison Hot Springs

The Village of Harrison Hot Springs is located on the south shore of the beautiful glacier fed Harrison Lake in the eastern reaches of the Fraser Valley, approximately 140 km from Vancouver. Today, the Village has a population of approximately 1,900. The Village is a member of the Fraser Valley Regional District with our immediate neighbour being the town of Agassiz in the District of Kent.

Our vision is a residential and resort community focused on maintaining an attractive and inviting village core, with a strong commitment to preserving the scenic qualities, the environment and quality of life.

The Village of Harrison Hot Springs will provide exceptional leadership to its residents, businesses and visitors through partnerships and the provision of effective and community focused services.

## 1.B Our Accessibility Story

The Village of Harrison Hot Springs welcomes up to 750,000 visitors annually along with the approximately 1,900 residents who call the Village of Harrison Hot Springs home. We want to ensure accessibility for all visitors and residents now, and in the future.

In 2018 a Facility Assessment and Recommendations report was produced as part of an Accessibility Initiative. This report and its recommendations helped to formulate this initial Accessibility Plan. In 2019 the Village installed Mobi-Mats to allow water access at the beachfront lagoon for those who use wheelchairs or mobility aids. The addition of an accessible playground was a selected project for the Village's 2022-2025 Resort Development Strategy, a component of being a recognized resort municipality by the province. This playground is set to begin construction in 2024.

The initial Accessibility Plan has been developed by Village staff to meet the requirements of the Accessible British Columbia Act. Our initial call-out for members to join the Accessibility Committee did not result in any applications. We chose to get started with a staff-led Accessibility Committee with plans for ongoing recruitment of community members.

Photo Credit: Tourism Harrison River Valley

## 1.C Acknowledgements

The Village would like to thank the Disability Alliance of BC for their support and resources for creating this Accessibility Plan.

## 1.D Territorial Acknowledgement

The Village of Harrison Hot Springs acknowledges that we are on the traditional territory of Sts'ailes.

## 1.E Definitions as per the Accessible British Columbia Act

"barrier" is anything that hinders the full and equal participation in society of a person with an impairment;

"disability" means an inability to participate fully and equally in society as a result of the interaction of an impairment and a barrier;

"impairment" includes a physical, sensory, mental, intellectual or cognitive impairment, whether permanent, temporary or episodic.

"Indigenous peoples" has the same meaning as in the Declaration on the Rights of Indigenous Peoples Act.

### Types of Barriers

Accessibility barriers can include a variety of types such as: physical, sensory, technological, attitudinal, and organizational/systemic.

# Section 2:
# The Guiding Framework

## 2.A Accessible British Columbia Act (ABCA)

The Accessible BC Act was enacted in June 2021 and effective September 1, 2023 all municipalities are required to have the following:

An accessibility committee;
An accessibility plan; and
A tool to receive feedback on accessibility.

Eight types of accessibility standards will be utilized to remove or prevent barriers: employment, delivery of services, the built environment, information and communications, transportation, health, education, and procurement. When developing and updating our accessibility plan, we will focus on the principles of inclusion, adaptability, diversity, collaboration, self-determination, and universal design.

## 2.B Other Legislation

In developing our accessibility plan, we also considered other relevant legislation including, but not limited to: The UN Declaration on the Rights of Persons with Disabilities and the Canadian Charter of Rights.

# Section 3:
# Our Accessibility Committee

## 3.A Initial Focus of the Committee

Under the ABCA, an Accessibility Committee must be established to provide advice to the organization on their accessibility plan and how to remove and prevent barriers.

The initial focus of the committee was to review the 2018 Access Plan and to bring forward accessibility issues that they have observed or been made aware of to form the basis of the Accessibility Plan.

## 3.B Recruitment

Following the Village of Harrison Hot Springs August 8, 2023 Council Meeting, notices were posted on our website, Facebook page, local newspaper, and community message boards to call for applications for the Accessibility Committee. We also informed our community partners (Agassiz Harrison Community Services, Agassiz Harrison Healthy Communities, Agassiz Harrison Chamber of Commerce). We did not receive any applications, so we made the decision to start the committee internally with the option for members of the public to apply at any time. In late Fall of 2023, a Council Liaison was appointed to sit on the committee.

# Section 4:
# Feedback Mechanism

## 4.A Feedback Mechanism Process

Our website has an ‘Accessibility’ information page which hosts our feedback form as the primary feedback mechanism.

These submitted forms will be forwarded to:
community@harrisonhotsprings.ca

Alternatively, people can submit feedback directly to this email address or to our reception desk who will pass the information on to the Community Services Department.
All feedback received will be acknowledged via a response email to the person who submitted (unless the form is submitted anonymously).

The Accessibility Committee will receive a redacted copy of any feedback received by the Village of Harrison Hot Springs at their next meeting for discussion and help to identify any required actions. Feedback will be openly accepted on an ongoing basis.

# Section 5:
# Identifying Barriers

## 5.A What We Found

Staff represented by all departments met to discuss accessibility within the Village. This internal review highlighted the need for improvements to signage, facilities, and sidewalks to improve accessibility. We began discussing the importance of viewing Village assets with an equity lens and bringing accessibility into the forefront.

An access scan was run on the Village's primary website which showed that our website is accessible, while also noting areas for improvement.

## 5.B What We Heard

Initial community feedback received upon launching our feedback mechanism included no wheelchair access at the Harrison Resort Pool (privately owned/operated), concerns for accessible access to swim and paddle in the lagoon and lake, as well as accessible parking at the boat launch. We also received feedback regarding the washroom door at the beach.

## 5.C Action Taken

Village staff have reviewed the 2018 Access Initiative Report with a focus on increasing access to Village facilities. This report along with new feedback will guide the first accessibility plan towards implementation.

# Section 6:
# Our 3 Year Plan

## 6.A Priority Areas

The Village's first Accessibility Plan will focus on actionable steps to address physical & environmental barriers as well as information & communication barriers. These two broad categories have been identified as high priority in our community and have the potential to impact ta large number of people. To address these accessibility barriers, stakeholders will focus on the following:

**Priority 01. Municipal Owned Facilities & Parks**

**Priority 02. Sidewalks & Pathways**

**Priority 03. Inclusive Signage**

## 6.B Detailed Plan

### Municipal Owned Facilities and Parks

| Action | Details | Timeline |
|---|---|---|
| Automatic Door Openers | Installed at municipal buildings including accessible washrooms and front entrances | 2024-2025 |
| Review all playground and park sites | Identify any barriers to access / participation. Seek to make improvements, and where required, source additional funding for implementation | 2024-2026 |
| Audio/visual upgrades at Memorial Hall | Make improvements to support accessible meeting spaces | 2024-2025 |
| Increase accessible / inclusive play features at all parks | Seek out funding to purchase and install inclusive playground equipment at existing community parks | 2025-2026 |

## 6.B Detailed Plan Continued

### Sidewalks and Pathways

| Action | Details | Timeline |
|---|---|---|
| Review of sidewalks | Review sidewalks for safety and accessibility; improve or request improvements to MOTI where applicable | 2025-2026 |
| Review of trails / pathways | Review Village trails and pathways for accessibility; seek funding and plan to improve | 2025-2026 |

### Inclusive Signage

| Action | Details | Timeline |
|---|---|---|
| Install new signage to include braille | All municipal owned washrooms will undergo signage replacements to include braille | 2024-2025 |
| Ensure parking signage states ‘accessible’ | All municipal sites with accessible parking stalls will be updated to reflect current, inclusive terminology | 2025 |

# Section 7:
# Monitoring and Evaluation

## 7.A Monitoring

A monitoring report will be produced on an annual basis and be delivered at the first accessibility committee meeting of the fiscal year. This monitoring report will highlight the progress of each action item and any experienced delays. We will continuously seek input from the community to facilitate the process of monitoring the Village's Accessibility Plan.

## 7.B Evaluation

The Village of Harrison Hot Springs will conduct a thorough review, evaluation, and update of the accessibility plan at least once every three years from adoption. The updated accessibility plan will be based on public feedback received and produced in consultation with the accessibility committee.

HARRISON HOT SPRINGS
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# COUNCIL REPORT

**Regular Council**

File No: 0530-01
Date: October 21, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: Council Retreat and Strategic Planning

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## RECOMMENDATION

Option 1:

THAT the Council Retreat and Strategic Planning Session with Council, staff, the Planning Consultant and Ron Poole be held at a location outside of Harrison Hot Springs to be funded by surplus at a cost of up to $15,000.

Option 2:

THAT the Council Retreat and Strategic Planning Session with Council, staff, the Planning Consultant and Ron Poole be held at a location within Harrison Hot Springs to be funded by surplus at a cost of up to $4,000.

## SUMMARY

To provide options to Council for a suitable location to host a Council Retreat.

## BACKGROUND

At the October 7, 2024 Regular Council Meeting, Council authorized staff to engage Poole Consulting to facilitate a training session with Council and assist Council and staff in developing a strategic plan for their remaining term at a cost of up to $15,000 to be funded by surplus. Council also resolved to include the Village's Planning Consultant in the session to provide Council with information on land use planning and the role/function of the Advisory Planning Commission.

## DISCUSSION

Workshops and Meetings

Mr. Poole has agreed to facilitate a Council workshop on governance training covering such topics as legislation, the roles of Mayor, Council and Staff and respectful conduct. The nature of this portion of the session is not to advance the business of Council, rather, it is to provide Council with an opportunity to learn and build relationships so as to effectively work together in the future. Although there may be a quorum, this portion of the Council Retreat will not be considered a meeting as it is not a regularly scheduled event, formal procedures including

voting and minute taking will not be followed, and Council will be gathered for the purpose of receiving information. Similarly, the portion of the Council Retreat where the Village's Planning Consultant will provide Council with information on land use planning will not be considered a meeting.

Discussions with respect to the Strategic Plan and proposed changes to the Council Procedure Bylaw are likely to be considered a meeting as per the BC Ombudsperson's Open Meetings Best Practice Guide for Local Governments. It is expected that during these discussions, Council will make decisions that identify goals and priorities. Therefore, staff recommend that this portion of the Retreat be conducted as a Council meeting. However, it is possible that there will be some topics of discussion requiring the exclusion of the public. For this reason, staff are requesting that Council submit potential discussion topics for the Strategic Planning session to the CAO in advance of the Council Retreat for agenda planning purposes.

Dates

At the October 7, 2024 Regular Council Meeting, staff suggested the training and strategic planning sessions be held November 27 and 28. Upon further discussion, it has been determined that those dates are not suitable. Staff polled Mr. Poole, Mr. Kossey, Mayor and Council and confirmed that December 3, 4 and 5 are the preferred dates.

Potential Locations

Should Council choose to conduct the training and strategic planning sessions off site, staff has identified Langley and Chilliwack as locations with comparable costs to host up to 12 people including accommodations, meals and conference room at a value of up to $15,000.00. If the sessions are held in Harrison, the cost for meals and conference room would be up to $4,000.00.

**FINANCIAL CONSIDERATIONS**

The training and strategic planning session location options will be funded by surplus.

**POLICY CONSIDERATIONS**

2023 Strategic Plan Priorities

Organizational Development – To provide for the needs of a growing community.

Sustainable Development – To maintain Harrison Hot Springs as a place we call home.

Respectfully submitted by:

Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

Scott Schultz
Chief Financial Officer, Deputy CAO

HARRISON HOT SPRINGS
Naturally Refreshed

# COUNCIL REPORT

**Regular Council**

File No: 0400-60-02 (FVRD OCP Bylaw 1747, 2024)
Date: October 21, 2024

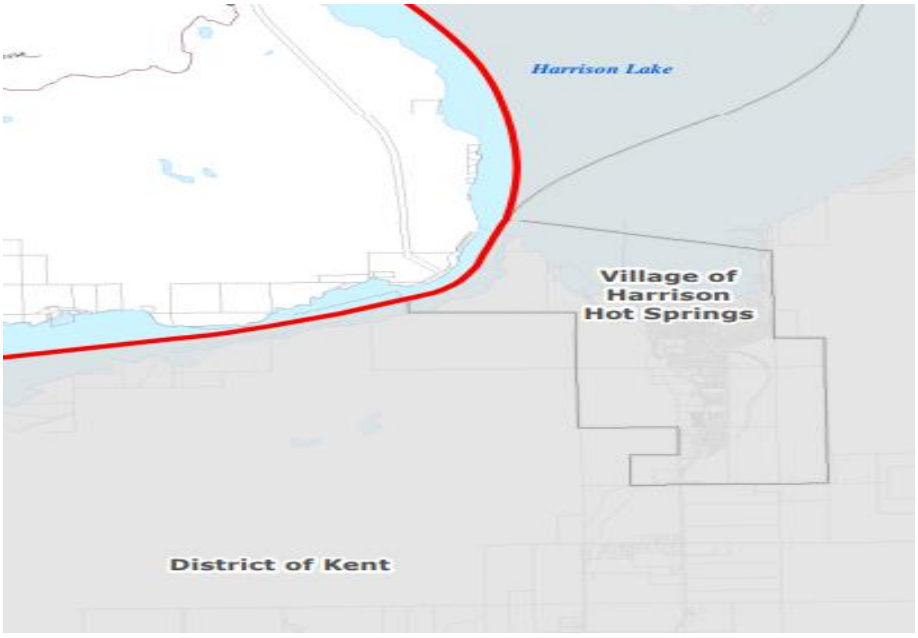
To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Review of FVRD Electoral Area C OCP Bylaw No. 1747, 2024

## RECOMMENDATION

THAT staff be authorized to inform the Fraser Valley Regional District Board that the Village of Harrison Hot Springs has reviewed their Official Community Plan for Portions of Electoral Area C – Lake Errock and Harrison Mills Bylaw No. 1747, 2024 and has deemed the Village's interests to be unaffected.

## SUMMARY

The last Official Community Plan (OCP) created for this Electoral Area was in 1998. The OCP covers the Harrison Mills and Lake Errock areas of the regional district. Technically there is no area that is truly adjacent to the Village boundaries. However, in the northwest area as outlined below, there is a small area of the Village that abuts against Electoral Area C (EA C), with the Harrison River between the Village and EA C.



## BACKGROUND

The FVRD OCP Electoral Area C Bylaw No. 1747, 2024 document is 341 pages in length and includes two neighbourhood area plans. The format of the document consists of stating a community vision, which is supported by eight (8) goals. The eight (8) goals in turn are supported by various policies. This is a standard way to create an OCP Bylaw. In addition, the new OCP has added an Amenity Cost Charges (ACC) policy, as per the new provincial requirements. In closing, please note that the population is forecasted to increase by 47 percent, from the current 2021 base of 1,053 to 1,550 by 2041.

Staff are of the opinion that there are no issues or concerns with this Bylaw impacting the Village. The draft OCP Bylaw in its entirety can be viewed online.

## FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

## POLICY CONSIDERATIONS

Official Community Plan Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:

Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:

Tyson Koch
Chief Administrative Officer

Attachment: Pages 2, 3 and 4 of FVRD OCP for Portions of Electoral Area C – Lake Errock and Harrison Mills Bylaw No. 1747, 2024

HARRISON HOT SPRINGS
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# COUNCIL REPORT

**Regular Council**

File No: 3900-02
Date: October 21, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Amendment to Park Regulation Bylaw No. 1150

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## RECOMMENDATIONS

THAT Park Regulation Amendment Bylaw No. 1212, 2024 be introduced and given first reading; and

THAT Park Regulation Amendment Bylaw No. 1212, 2024 be given second and third readings.

## SUMMARY

To receive direction on a proposed expansion of barbeque designated zones to include a location in Spring Park.

## BACKGROUND

Park Regulation Bylaw No. 1150, 2020 regulates the use of parks, beaches, public areas and boulevards. Section 10 of this bylaw states:

"10. No person shall kindle, build, light, maintain any fire, barbeque, hibachi or any other form of cooking apparatus that uses wood, charcoal, briquettes or any other form of natural burning product, at any time on any beach or park; except where;

a. a barbeque designed to cook food that uses propane, butane or natural gas with a cylinder liquid capacity of 10 lbs or less is being used; and

b. is of a size not exceeding a barbeque pedestal;

c. and is located in the designated pedestal area marked in red on the attached map as Schedule "B" attached hereto and forming part of this bylaw"

The existing Schedule B is a map of the designated barbeque pedestal areas currently located on the east portion of the beach pathway directly south of the lagoon and the beachfront in Rendall Park.

## DISCUSSION

Construction of the covered picnic shelter is now complete at Spring Park. Adjacent to the picnic shelter there is a vacant cement pad that previously hosted a picnic table. Staff are

recommending that the map in Schedule “B” be amended to allow for the installation of a barbeque pedestal and use in Spring Park. The Village has already received inquiries about the potential to rent the shelter and staff believe the ability to use a barbeque would support families and visitors in hosting gatherings at the park and making use of this new facility.

Attached to this report is a draft Park Regulation Amendment Bylaw No. 1212, 2024 which would see the replacement of Schedule B to include Spring Park as a designated barbeque pedestal area. There are no proposed changes to the barbeque regulations themselves, just the public areas where barbeque use is permitted.

**FINANCIAL CONSIDERATIONS**

If the proposed amendment bylaw is adopted, a barbeque pedestal and signage can be purchased and installed utilizing budget already allocated to Spring Park.

**POLICY CONSIDERATIONS**

2023 Strategic Plan Priorities

Healthy Livable Community – To promote and enhance a healthy lifestyle for all ages.

Respectfully submitted:

Christy Ovens
Community Services Manager

Reviewed by:

Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (2): 1. Current Schedule B of Park Regulation Bylaw No. 1150, 2020
2. Draft Park Regulation Amendment Bylaw No. 1212, 2024

SCHEDULE "B"
Designated Barbeque Pedestals Area

**VILLAGE OF HARRISON HOT SPRINGS**
**BYLAW NO. 1212, 2024**

## A bylaw to amend Park Regulation Bylaw No. 1150, 2020

**WHEREAS** the Village of Harrison Hot Springs has deemed it advisable to amend Park Regulation Bylaw No. 1150, 2020 to reflect an expansion of designated barbeque zones;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs "Park Regulation Amendment Bylaw No. 1212, 2024".

2. Park Regulation Bylaw No. 1150 is hereby amended by deleting Schedule "B" in its entirety and substituting it with Schedule "B" attached hereto and forming part of this bylaw.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS ___ DAY OF ____, 2024

READ A SECOND THIS ____ DAY OF _____, 2024

READ A THIRD TIME THIS ____ DAY OF _____, 2024

ADOPTED THIS ____ DAY OF _____, 2024

Fred Talen
Mayor

Amanda Graham
Corporate Officer

## SCHEDULE B


# DEVELOPMENT APPROVAL INFORMATION BYLAW



BYLAW No. 1210, 2024

# VILLAGE OF HARRISON HOT SPRINGS
# BYLAW NO. 1210, 2024

## TABLE OF CONTENTS

**VILLAGE OF HARRISON HOT SPRINGS**
**BYLAW NO. 1210**

**A bylaw to establish policies and procedures for requiring Development approval information**

WHEREAS Council, pursuant to section 485 of the *Local Government Act*, as amended from time to time, has specified in the V*illage of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*, as amended from time to time, designated areas for which Development Approval Information may be required;

AND WHEREAS Section 486 of the *Local Government Act* requires Council to establish, by bylaw, procedures, and policies on the process for requiring Development Approval Information;

NOW THEREFORE in open meeting assembled, Council of the Village of Harrison Hot Springs enacts as follows:

## PART 1.0 ADMINISTRATION

### 1.1 Citation

This Bylaw may be cited for all purposes as the "*Village of Harrison Hot Springs Development Approval Information Bylaw No. 1209, 2024*".

### 1.2 Purpose

a) The purpose of this Bylaw is to obtain information on the anticipated impact of a proposed activity or Development within the community; and

b) Evaluate the impact of the proposed activity or Development on Harrison Hot Springs, if applicable.

### 1.3 Application of the Bylaw

This Bylaw applies to all Lands, as designated by the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, as amended from time to time.

### 1.4 Definitions

a) Unless otherwise defined below, the definitions in this Bylaw have the same meaning as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time.

b) Within this Bylaw the following definitions also apply:

"Council" means Council of the Village of Harrison Hot Springs

"Development Application" means an application for:

(i) an amendment to a zoning bylaw;
(ii) a Development permit; or
(iii) a temporary use permit

"Planner" means the individual assigned to process the Village's Development applications

"Qualified Professional" means a professional engineer, geoscientist, architect, archaeologist, landscape architect, biologist, planner or other professional licensed to practice in British Columbia with experience relevant to the applicable matter, as determined by the Chief Administrative Officer, or their delegate, who is in good standing with the regulatory body for the individual's profession

"Report" means a document containing Development approval information that fulfils the requirements of this Bylaw

"Terms of Reference" means a document prepared by the Chief Administrative Officer by reference to Schedule "A" of this bylaw that defines the scope of required Development approval information to be prepared by a Qualified Professional and delivered to the Village

"Village" means the Village of Harrison Hot Springs

**1.5 <u>Severability</u>**

If any part, section, subsection, paragraph, sentence, clause, phrase, or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as a whole.

## PART 2.0 POLICIES AND PROCEDURES

2.1 The Planner must review a Development Application alongside the visions, goals, objectives, and policies of the Official Community Plan to determine whether any Development approval information is required.

2.2 Factors assessed by the Planner to determine whether any Development approval information is required may include any or all of the following factors:

a) The scale and type of the proposed activity or Development;

b) The anticipated impact of the proposed activity or Development on surrounding areas and land uses.

2.3 The Planner must notify an applicant in writing of any required Development approval information, by providing Terms of Reference prepared in accordance with Part 3 of this bylaw.

2.4 An applicant must, at their sole cost, provide the Development approval information in a Report that must be submitted to the Planner within sixty (60) business days of written notification or such greater period of time as the Planner may specify in notifying the Applicant of the requirements.

2.5 The Planner must decide if the Report is complete within 45 business days upon receipt of the Report.

2.6 If the Report is determined to be incomplete, the applicant must be notified in writing of the nature of the deficiencies.

2.7 An applicant may resubmit to the Planner a revised Report addressing the deficiencies within 45 business days of receiving the notification.

2.8 The Planner may, after receiving and reviewing a Report or a revised Report, require a peer review of the Report by one or more Qualified Professionals, at the expense of the applicant. The Planner may specify the Qualified Professionals who must be engaged to perform the peer review, or the particular qualifications that are required for the review.

2.9 An applicant may apply to Council in writing for reconsideration of a requirement for Development approval information within 30 business days of the date on which the Planner's decision is communicated in writing to the applicant.

## PART 3.0 TERMS OF REFERENCE

3.1 The Planner may request that the applicant provide one or more Reports prepared by a Qualified Professional related to one of more of the subject areas identified in Schedule "A" of this Bylaw, which is attached to and forms a part of this Bylaw.

3.2 The Planner may create Terms of Reference for any required Report by reference to subject matters identified in Schedule "A" of this Bylaw, which is attached to and forms a part of this Bylaw.

## PART 4.0 REPORT REQUIREMENTS

4.1 In addition to the information required as outlined in Schedule "A", the Qualified Professional must include the following information in all Reports, unless exempted by the Planner who created the Terms of Reference:

a) The legal description and property identifier (PID) of the subject property;

b) A description of all relevant charges registered on title, including covenants, easements, and statutory-rights-of-way;

c) A site plan prepared by a BC Land Surveyor or other professional as approved by the Planner, drawn at an appropriate scale, and depicting the following information:

i) Existing and proposed buildings, structures, impervious surface, and associated features;
ii) Location of natural features and infrastructure;
iii) Existing property boundaries;
iv) Contours at site appropriate contour intervals;
v) Proposed site grading and post Development contours;
vi) Property boundary setbacks; and
vii) Scale and north arrow.

d) A description of the data, methodology, and assumptions used to prepare the Report including sufficient detail regarding the assessment and the methodology to facilitate a peer review;

e) A description of the context, interaction, scope, magnitude, and significance of the anticipated impact of the proposed activity or Development in respect of the matters set out in the Terms of Reference, including how the anticipated impact may cumulatively contribute to the impact of activities or Developments already approved or applied for;

f) Recommendations for conditions or requirements that Council or its delegate may impose to mitigate any anticipated impacts; and

g) A quality assurance statement with the signatures and seals of the involved Qualified Professionals.

## PART 5.0 APPROPRIATE QUALIFIED PROFESSIONAL

| TYPE OF INFORMATION REQUIRED | CONSULTANT REQUIREMENTS |
|---|---|
| Natural Environment – all or any of the following with the final Report signed by a Registered Professional Biologist (R.P. Bio). Input may be provided by other professionals, as noted, in the adjacent column that are not a Registered Professional Biologist. | Registered Professional Biologist (R.P. Bio)<br>Hydrological Engineer (P. Eng.)<br>Geotechnical Engineer (P. Eng.)<br>Professional Geologist (P. Geo.)<br>Member of Canadian Institute of Planners (MCIP, RPP)<br>Registered Professional Forester (RPF)<br>Architect (MAIBC)<br>Landscape Architect (BCSLA)<br>Professional Agrologist (P. Ag.) |
| Transportation | Traffic Engineer (P. Eng.) |
| Infrastructure | Civil Engineer (P. Eng.) |
| Public Facilities and Community Services – all or any the following with the final Report submitted being signed off by a Civil Engineer (P. Eng) | Member of Canadian Institute of Planners (MCIP) or Certified Member (RPP)<br>Architect (MAIBC)<br>Civil Engineer (P. Eng.) |

## PART 6.0 READINGS AND ADOPTION

INTRODUCED AND READ A FIRST TIME THIS 9th DAY OF SEPTEMBER, 2024

READ A SECOND TIME THIS 9th DAY OF SEPTEMBER, 2024

READ A THIRD TIME THIS 9th DAY OF SEPTEMBER, 2024

ADOPTED THIS _____DAY OF _____, 20__

_____ _____

Mayor Corporate Officer

# SCHEDULE "A"
# DEVELOPMENT APPROVAL INFORMATION

## NATURAL ENVIRONMENT

If required, the Report must:

a) Identify on the site plan of the proposed Development any of the following physical features, both surface and subsurface:

   i. Wetlands and bogs;
   ii. Streams, creeks, or rivers, either permanent or intermittent;
   iii. Foreshore regions;
   iv. Steep slopes;
   v. Flora and fauna;
   vi. Fish and wildlife habitat;
   vii. Wildfire hazard interface areas;
   viii. Soil conditions;
   ix. Surface water drainage patterns; and
   x. Bedrock;

b) Estimate the volumes and quality of surface and sub-surface drainage waters that would be directed to watercourses and the methods to be used to ensure that contaminants are not released into these waters as a result of the proposed Development, and in the case of phased Development, each phase of the Development;

c) Determine the discharge of surface drainage waters into fish habitat;

d) Determine the effect building construction, installation of impervious areas and removal of trees/vegetation has on soils sand, or silt slipping/eroding into watercourses;

e) Determine the impact the proposed Development has on the forest, if any, including the trees and understory and including the number and type of trees and type and extent of vegetation, which would be removed to accommodate the proposed Development;

f) Determine the impact the proposed Development on Wildlife Habitat, if any, and alteration of the native fauna associated with such habitat;

g) Determine the impact to the proposed road and bridge construction on the watercourses and the banks of such watercourses;

h) Provide a plan of revegetation during and after construction of the proposed Development to preserve disturbed soils, prevent erosion and sloughing and restore native flora;

i) Examine the site's natural environmental features;

j) Determine how the Development may impact the environment of the site and the adjacent properties;

k) Determine how the Applicant proposes to mitigate any potential impacts on the environment;

l) Identify how the Applicant intends to ensure that no foreign materials enter into any watercourses, including, without limitation, greases, oils, gasoline, sediments, and other contaminants during and after the construction phase of the Development; and

m) Identify the capital works required for the proposed Development, for the protection of the natural environment waters and a cost estimate to perform the works and services.

## TRANSPORTATION ISSUES AND PATTERNS

If required, the Report must:

a) Estimate the number of additional vehicle trips per day generated by the proposed Development and, in the case of phased Development, by each phase of the Development;

b) Provide an analysis of the proposed Development impact on existing public Highways identified in land use planning documents or any other similar document receiving the increased traffic circulation, including vehicular capacity of the road, size, and configuration of intersections, turning lanes, merging lanes, traffic lights and pullout areas;

c) Provide an analysis of the impact of the traffic to be generated by the proposed Development on the adjacent uses of the land;

d) Provide an analysis of the impact of the traffic to be generated by the proposed Development on areas where there may be conflict with vehicles, including, without limitation, paths or walking trails and other intersection points;

e) Provide onsite parking and loading requirements and identify internal circulation routes of the proposed Development;

f) Provide a breakdown of traffic flows associated with the proposed Development as follows:

   i. weekday and weekend traffic volumes;
   ii. peak morning and evening traffic volumes;
   iii. different volumes associated with different land use activities; and
   iv. percentage of in and out flows.

g) Identify any Highway upgrading, reconstruction, reconfiguration or expansion to the Highways that may be necessary in order to accommodate the current or any additional vehicle trips per day to be generated by the proposed Development, including the construction of or alterations to intersections, turning lanes, merge lanes, traffic lights and pullout area and a cost estimate to perform the works and services; and

h) Provide solutions to possible traffic problems or opportunities for facilitating active transportation transit use and access by alternative Highways.

## LOCAL INFRASTRUCTURE

If required, the Report must:

a) Estimate the water demand to be generated by the proposed Development, and in the case of phased Development, by each phase of the Development;

b) Provide an analysis of existing public water systems and the options available for the supply and delivery of water to the proposed Development;

c) Provide an analysis of existing systems for disposal and treatment of sewer waste and the options available for the treatment and disposal of sewage from the proposed Development;

d) Estimate the amount of surface drainage waters that would be generated by the proposed Development and the options available for collection, storage, and disbursal of such drainage;

e) Identify any possible deficiencies of the current water, sewer, and drainage systems in dealing with the proposed Development; and

f) Identify any new capital works required for the proposed Development for water, sewer and drainage systems and a cost estimate to perform the works and services.

## PUBLIC FACILITIES AND COMMUNITY SERVICES

If required, the Report must:

a) Identify community services that would be affected by the Development including, without limitation, any of the following: the provision of school services, protective services such as fire and police, health care, and recreational services;

b) Examine the potential financial impacts of the Development on the existing community services and public facilities;

c) Examine the impact of the Development on the number of users of existing community services and public facilities;

d) Outline any potential costs required for any works and services needed to address any issue and identify possible strategies to mitigate against the potential impacts, including an outline of the potential funding sources for the provision of additional community services and public facilities that may be required as a consequence of the Development.

HARRISON HOT SPRINGS
Naturally Refreshed

# COUNCIL REPORT

**Regular Council**

File No: 3900-02
Date: October 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024

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## RECOMMENDATIONS

THAT Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024 be introduced and given first reading; and

THAT Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024 be given second and third reading.

## SUMMARY

To present a bylaw to Council that will repeal “Campground, Holiday Park and Mobile Home Regulation Bylaw No. 481, 1988” in its entirety and any subsequent amendment bylaws to it. The only amendment to that bylaw was in 2004.

## BACKGROUND

As a part of the overall review of the Village’s various Land Development Policies and Bylaws, Bylaw No. 481 was identified as containing servicing requirements in sections 2.14, 3.6 and appendices that are now addressed by the recently adopted Subdivision and Development Serving Bylaw No. 1179, 2022. As a result, the regulations contained within the 1988 bylaw are now redundant. Not repealing this outdated bylaw causes confusion for staff regarding which servicing requirements should be used. Additionally, the Village does not have a mobile home park zone in its Zoning Bylaw and the definitions contained in the old bylaw conflict with current definitions.

Based upon the above and given the age of the bylaw, staff are of the opinion that Campground, Holiday Park and Mobile Home Regulation Bylaw No. 481, 1988 be repealed.

## FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

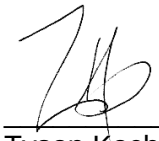
## POLICY CONSIDERATIONS

1. Subdivision and Development Servicing Bylaw No. 1179, 2022.
2. Official Community Plan Bylaw No. 1184, 2022

Respectfully submitted:

Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):
1. Campground, Holiday Park and Mobile Home Regulation Bylaw No. 481, 1988 and Amending Bylaw No. 826, 2004
2. Draft Campground, Holiday Park and Mobile Home Regulation Repealing Bylaw No. 1213, 2024

**THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS**

**BYLAW NO. 826**

**A bylaw to amend the "Campground, Holiday Park and Mobile Home Park Regulation Bylaw, No. 481, 1988".**

**WHEREAS,** the Council of The Corporation of the Village of Harrison Hot Springs did, on the twenty-sixth day of July, 1988, enact Bylaw No. 481 cited as the "The Corporation of the Village of Harrison Hot Springs Campground, Holiday Park and Mobile Home Park Regulation Bylaw, No. 481, 1988";

**AND WHEREAS,** it is deemed desirable to amend the said bylaw to delete a section of the Bylaw that is in conflict with the Village's Zoning Bylaw No. 672;

**NOW THEREFORE,** the Council, in open meeting assembled, enacts as follows:

1. Bylaw No. 481 of the Village of Harrison Hot Springs cited as "The Corporation of the Village of Harrison Hot Springs Campground, Holiday Park and Mobile Home Park Regulation Bylaw No. 481, 1988" is hereby amended by deleting there from, clause (g) of section 3.4.

2. This Bylaw may be cited for all purposes as the "Campground, Holiday Park and Mobile Home Park Regulation Bylaw No. 481, Amendment No. 1, Bylaw 826 – 2004."

**READ FOR A FIRST TIME THIS FIFTEENTH DAY OF NOVEMBER, 2004.**

**READ FOR A SECOND TIME THIS FIFTEENTH DAY OF NOVEMBER, 2004.**

**READ FOR A THIRD TIME THIS FIFTEENTH DAY OF NOVEMBER, 2004.**

**ADOPTED THIS SIXTH DAY OF DECEMBER, 2004.**

**MAYOR**
**(John Allen)**

**CORPORATE OFFICER**
**(Gerald P. van der Wolf)**

THE CORPORATION OF THE VILLAGE

OF HARRISON HOT SPRINGS

BYLAW NO. 481

A BYLAW TO REGULATE

CAMPGROUNDS, HOLIDAY PARKS

AND MOBILE HOME PARKS

# THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

## BYLAW NO. 481

WHEREAS THE Council of the Corporation of the Village of Harrison Hot Springs pursuant to Section 734 of the Municipal Act wishes to adopt a Bylaw to regulate the construction and layout of trailer courts, mobile home parks and campgrounds and require that those courts, parks and grounds provide facilities specified;

NOW THEREFORE THE Council of the Corporation of the Village of Harrison Hot Springs in open meeting, lawfully assembled ENACTS AS FOLLOWS:

## PART 1: INTERPRETATION

### 1.1 TITLE

This Bylaw may be cited as "The Corporation of the Village of Harrison Hot Springs Campground, Holiday Park and Mobile Home Park Regulation Bylaw No. 481, 1988".

### 1.2 DEFINITIONS

In this Bylaw, unless the context otherwise requires, the following words and expressions shall have the meaning hereinafter assigned to them:

"APPROVAL" means approval in writing.

"BUFFER AREA" means the buffer area described in this Bylaw.

"BUILDING INSPECTOR" means the building Inspector of the Corporation of the Village of Harrison Hot Springs, or his lawful assistant.

"CAMPGROUND" means a site occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in trailers, recreational vehicles or tents, which is either operated for reward or is licensed accommodation under regulations made pursuant to the BRITISH COLUMBIA TRAVEL REGULATION ACT.

"CAMPING SITE" means an area in a campground used for one trailer, tent or recreational vehicle.

"COUNCIL" means the Mayor and Council of the Village of Harrison Hot Springs.

"FLOOR AREA" means an area on any storey of a building or mobile home that is occupied or intended for occupancy but does not include exits, or attic, crawl or duct spaces.

"HOLIDAY PARK" means any lot or parcel operated and maintained for the sole purpose of providing two or more recreational camping sites together with all supporting, common leisure and service facilities for the exclusive use of, and occupancy for part of the year only by holiday-makers who are the owners or lessees of the said sites; may include: strata lots or sites under the Condominium Act of the Province of British Columbia, a cooperative ownership recreational club incorporated under the Society Act of the Province of British Columbia or other legislation, but does not include a social club, mobile home park, motel campground, or a camp licensed under the Community Care Facility Act of the Province of British Columbia.

"INDEPENDENT MOBILE HOME" means a mobile home equipped with a water closet and a bath tub or shower, waste from both of which may be disposed directly into a sewer through a drain connection.

"LOT" means any parcel, block, lot or other area in which land is held or into which land is subdivided, but does not include a highway or portion thereof.

"LOT LINE" means the line of demarcation between adjoining lots or parcels or shown upon registered plans.

"MEDICAL HEALTH OFFICER" means the Medical Health Officer (or his duly delegated employee or official as authorized) appointed under the Health Act for the territorial jurisdiction of the area in which a campground is located.

"MOBILE HOME" means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections.

"MOBILE HOME AREA" means that part of a mobile home park used primarily for installed mobile homes, including permissible additions, and which is not used for buffer area, roadways, owner's residential plot, the procuring and treatment of water, collective sewage treatment, effluent disposal from a collective sewage treatment plant, garbage disposal, or service buildings.

"MOBILE HOME PARK" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for such mobile home park, but shall not include vehicle sales or other lands on which mobile homes are manufactured or placed solely for the purposes of storage or inspection and sale.

"MOBILE HOME SPACE" means an area of land for the installation of one mobile home with permissible additions and situated within a mobile home area.

"OWNER" means an owner, agent, lessor, or manager of, or any person who operates, a mobile home park, tourist trailer park or campsite.

"PLUMBING INSPECTOR" means the duly appointed Plumbing Inspector of the Municipality, and any other person duly authorized to act in that capacity.

"POTABLE WATER" means water which is approved for drinking purposes by the Medical Health Officer.

"RECREATIONAL VEHICLE" means any vehicle, coach, house-car, or conveyance more commonly known as a camper, trailer, or tent trailer designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers.

"ROADWAY" means an allowance within a mobile home park, trailer park, or campground, part or all of which is made suitable for normal vehicular use so vehicles can gain access to abutting spaces.

"SERVICE BUILDING" means a building housing any toilet, bathing, or other sanitation facilities, or laundry or clothes-drying facilities.

"TRAILER" means any vehicle, coach, house-car, or conveyance, more commonly known as a camper, recreational vehicle, travel trailer, or tent trailer, designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers.

"TOURIST TRAILER PARK" means a parcel of land which has been planned and improved for the placement of travel trailers and other recreational vehicles for transient use.

## 1.3 APPLICATION

(1) The provisions of this bylaw apply to any campground, holiday park or mobile home park constructed or established after the adoption of this bylaw and to any additional construction on an existing campground, holiday park or mobile home park and to any alteration to the layout of an existing campground, holiday park or mobile home park.

(2) Where the construction or layout of an existing campground, holiday park or mobile home park does not conform to the provisions of this bylaw no person may carry out additional construction or make an alteration to the layout of the campground, holiday park or mobile home park if the effect of such construction or alteration is likely to aggravate the non-conformity.

## PART 2 - MOBILE HOMES

### 2.1 GENERAL PROVISIONS

(1) No person shall:

(a) locate, establish, construct, alter, or operate a mobile home park; or

(b) cause or allow a mobile home to be parked or to remain in a mobile home park;

in contravention of this bylaw.

(2) No person shall establish, construct, or alter a mobile home park until:

(a) a building permit authorizing such establishing, or altering has been issued to him by the Building Inspector pursuant to this bylaw.

(3) No person shall occupy a mobile home park until an occupancy permit has been issued by the Building Inspector.

(4) No person shall establish, construct, or alter a mobile home park unless services (water, sanitary sewer and storm sewer) are available or are to be made available to the parcel of land on which the mobile home park is to be established, constructed, or altered.

(5) No person shall locate a mobile home park except on a well-drained site that has no standing water and is graded for adequate drainage.

(6) All parcels of land included in a mobile home park site shall be contiguous.

(7) All additions and alterations thereof to mobile homes shall be in accordance with the building, plumbing, electrical and sewage disposal regulations in effect in the Municipality and shall comply in all respects with the requirements of the respective bylaws of the Municipality and/or Province of British Columbia.

(8) (a) No mobile home shall be located or occupied elsewhere in a mobile home park other than in a mobile home area.

(b) No more than one mobile home shall be located on a mobile home space.

(9) All mobile homes, while installed in a mobile home park, shall be adequately restrained from moving by the installation of tie downs or anchor bolts.

(10) Any part of a mobile home area may be designated as a space for the use of mobile homes, subject to the requirements of this bylaw.

(11) No person shall connect a mobile home to a water or sewer system unless the mobile home has a plumbing system designed and installed according to approved Provincial and Municipal standards with a vent trap for each fixture.

(12) No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the mobile home park pursuant to this bylaw.

(13) In mobile homes located in a mobile home park:

(a) the installation and maintenance of all oil burners and oil burning equipment and appliances using flammable liquids as fuel;

(b) the storage and disposal of inflammable liquids and oils;

shall be in accordance with the regulations of the FIRE SERVICES ACT and the applicable bylaws of the Municipality.

### 2.2 PLANS AND SPECIFICATIONS

(1) All applications for permits for the establishing, construction, or alteration, of mobile home parks shall be made in writing to the Building Inspector and shall contain:

(a) the name and address of the applicant;

(b) the intended use of the land;

(c) a popularly understandable description of the location of the land and the legal description of the land on which the proposed mobile home park is to be established, constructed, altered or extended.

(2) Two complete and legible sets of plans to scale showing:

(a) the area dimensions and legal descriptions of the parcel of land;

(b) the dimensions and locations of the buffer area;

(c) the number, location, dimensions and designation of all mobile home areas, the location and dimensions of all roadways, the owner's residential plot, (if any), and, if included, any amenity or recreation area;

(d) the dimensions and location of all service buildings, the owner's residence, (if any), and other structures;

(e) the internal layouts of all service buildings and other structures, apart from the owner's residence;

(f) the location and details of the source of water, water distribution lines and outlets;

(g) the location and details of all connections to the community sanitary sewer and storm sewer lines;

(h) the location and details of all on-site garbage and refuse disposal areas;

(i) a north arrow and notation of the scales used.

2.3 BUFFER AREA

(1) Every mobile home park shall have immediately within all its boundaries a buffer area a minimum of seven point five (7.5) metres except where the said park adjoins or abuts another site which permits placement of a mobile home park or which is used as a mobile home park, then such buffer area may be reduced to three (3) metres (10 ft.), within which:

(a) No mobile home area nor an owner's residential plot may be located;

(b) No building or structure may be erected or placed, except a sign, which may only be placed within seven point five (7.5) metres of any highway and subject to the restrictions and provisions of the Corporation of the Village of Harrison Hot Springs Sign Bylaw, and a fence and a wall;

(c) No garbage disposal or service area and no part of any private sewage disposal system, other than such parts of such system as may be underground, shall be located;

(d) The only roads permitted are those which cross the buffer area as close to right angles as practicable and connect directly with the road system contained within the remainder of the mobile home park, and no road shall traverse the buffer area and give direct access from any public highway to any mobile home space.

(e) No recreation, amenity, or service areas, except for waterfront recreation, walking or jogging trails, may be located.

(2) Where a mobile home park is separated from the neighbouring property by a body of water, then, notwithstanding the provisions of clause (1) hereof;

(a) for the purpose of establishing the buffer area, the mobile park boundary shall be deemed to be the centreline of that body of water; and

(b) a building or buildings to house boats or dressing rooms may be located on land adjoining waters that are suitable for small boat navigation at low water, so long as the buildings are not within seven point five (7.5) metres of any other boundary.

## 2.4 PLACEMENT OF MOBILE HOMES AND PERMISSIBLE ADDITIONS

(1) Within a mobile home area no part of any mobile home shall be:

(a) on land that is not level and kept free from drainage from adjacent land;

(b) within six (6) metres of any building or other mobile home;

(c) allowed to project over the boundary of any mobile home area.

(2) Within a mobile home area no part of any mobile home addition or porch shall be:

(a) on land that is not level and kept free from drainage from adjacent land;

(b) within three (3) metres of any mobile home or addition or six (6) metres of any building;

(c) allowed to project over the boundary of any mobile home area.

(3) One (1) level easily accessible car parking space shall be provided near each mobile home. In addition, for every two (2) mobile homes, one (1) additional car parking space shall be provided.

(4) No additions to mobile homes are permitted, except:

(a) skirtings, but only if an easily removable access panel of a minimum width of one (1) metre provides access to the area enclosed by the skirting;

(b) carports;

(c) shelters against sun or rain (ramadas or porchs);

(d) rooms (cabanas) added to a mobile home; provided that any such rooms shall have an exit or access to exit other than through the mobile home, and, further, any such additional room is not used as an exit or access to exit from any mobile home;

provided that in all cases that the means of egress from a mobile home or additional room is not restricted or diminished by any part of the addition.

## 2.5 OWNER'S RESIDENCE PLOT

An owner's residential plot shall be permitted within a mobile home park provided the area of the plot is not less than three hundred and twenty-five (325) square metres (3,500 sq.ft.).

## 2.6 ADMINISTRATIVE BUILDINGS

Every mobile home park may contain a building to accommodate an administrative office. This building shall conform in all respects to the Building, Plumbing and Electrical regulations of the Municipality and may provide for such other uses as are permitted by the Village Zoning Bylaw.

## 2.7 GARBAGE DISPOSAL

(1) The owner of each mobile home park shall be responsible for:

(a) the disposal of all garbage in fly-tight metal containers in ample number at convenient locations;

(b) maintaining the said containers so that they shall not become foul smelling, unsightly, or a breeding place for flies;

(c) providing racks or holders for all refuse containers. Such racks or holders shall be so designed as to prevent the containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

(d) providing for the collection of all garbage and refuse at least weekly. All such material shall be collected and transported in covered vehicles or covered containers to an approved disposal site.

(e) disposing of all garbage and refuse.

## 2.8 FIRE PROTECTION

(1) All mobile home areas shall be kept free of litter, rubbish, and other inflammable materials.

(2) Portable fire extinguishers of a type approved by the Village Fire Chief shall be kept in all locations specified by the Fire Chief, and shall be maintained in good operating condition as may be required by Provincial legislation.

(3) Fire hydrants adequately connected to the Municipal water supply system or private water system shall be installed and shall be spaced such that no mobile home is located beyond one hundred and ten (110) metres from a fire hydrant as measured along the internal roadway system.

(4) Fire shall be made only in stoves, incinerators or other equipment designed for such use.

## 2.9 SUPERVISION

(1) The owner shall maintain all equipment in or on the mobile home park in a clean, safe, and sanitary condition.

(2) The owner shall take adequate steps to exterminate vermin and keep the mobile home park free of vermin.

## 2.10 ENFORCEMENT

(1) No person shall allow or cause the public or any member of the public to use a mobile home park for the installation of a mobile home for storage, living, or sleeping purposes unless the furnishings, facilities, installation, and equipment of the mobile home and mobile home park are in accordance with this bylaw.

## 2.11 PERMIT FEES

(1) Building, Plumbing, Water, and Sewer Permits

The permit fees payable with respect to construction of all service buildings, owner's residence or other structural facility within the mobile home park shall be in accordance with the pertinent bylaws of the Municipality from time to time in force and all workmanship, materials and methods shall conform to said bylaw requirements.

(2) In addition to the permits identified in 2.11 (1) above approval of the site development plan as part of the building permit is required. This includes the site layout, installation of all roadways and mobile home pads, site grading, and storm water drainage facilities.

Eighty-five dollars ($85.00) for each mobile home space.

## 2.12 INSPECTIONS

(1) The Building Inspector or his duly authorized designate may make inspections to determine that all servicing works meets the specifications set out in this Bylaw and have been completed to good engineering standards.

(2) The Building Inspector is hereby authorized and empowered to make inspections to determine the condition of mobile home parks located within the Village, in order that he may perform his duty of safeguarding the health and safety of the occupants thereof and of the general public.

(3) It shall be the duty of the owners or occupants of mobile home parks and the mobile homes contained therein and of the person in charge thereof, to give the Building Inspector free access to such premises at reasonable times for the purpose of inspection.

(4) It shall be the duty of every occupant of a mobile home park to give the owner thereof, or his agents or employees, access to any part of such mobile home park or its premises at reasonable times for the purpose of making such repairs or alterations as may be necessary to effect compliance with this bylaw or any lawful order issued pursuant thereto or pursuant to the "Health Act" of British Columbia.

## 2.13 SITE AND OTHER REQUIREMENTS

All mobile home parks designed for the accommodation of mobile homes shall be constructed in conformity with the following site and other requirements.

(1) Where a mobile home park adjoins property which is zoned for residential use the buffer area immediately adjacent to such property shall be landscaped and a fence constructed along the property line.

(2) All buffer areas shall be landscaped or otherwise beautified to provide an attractive appearance.

(3) Mobile Homes

(a) The minimum site area required for each mobile home space shall be two hundred and twenty-five (225) square metres (2,425 sq. ft.) and a minimum width of twelve (12) metres (40 ft.).

(b) Each mobile home space shall front upon a roadway of 6.5 m (21 feet). All roadways shall have unobstructed access to a public highway.

(c) All such roadways shall be designed and constructed in accordance with the engineering requirements for mobile home parks, Section 2.14 of this bylaw.

(d) All roadways shall be well marked and shall be lighted during the hours of darkness in accordance with the engineering requirements, Section 2.14 of this bylaw.

(e) Each mobile home space shall be surfaced with asphalt or concrete in accordance with the engineering requirments, Section 2.14 of this bylaw.

(f) Areas for the parking of motor vehicles shall be provided pursuant to Section 2.14 (3) of this bylaw and all such areas shall be surfaced with asphalt or concrete pavement as per roadway design and construction in accordance with engineering requirements, Section 2.14 of this bylaw.

(g) A minimum of 7.5% of this mobile home park area protected from vehicular traffic, shall be provided and maintained for playground(s), or open space restricted to such use, and/or areas devoted to active recreational facilities.

(h) Each mobile home area shall be completed in accordance with the requirements of this bylaw prior to occupancy approval granted by the Building Inspector.

## 2.14 ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF MOBILE HOME SITES

(1) Road Construction

(a) All roads and paved parking areas within a mobile home park shall be constructed in accordance with the requirements of Appendix 1 attached to this bylaw.

(b) Minimum roadway pavement widths for two-lane traffic shall be 6.5 metres (21 feet).

(2) Curbing

All roads and paved parking areas within a mobile home park that are convex in cross-section, shall be constructed with either roll-over curbs or 'extruded' asphaltic or concrete curbs on either side of the road in accordance with Appendix 2 attached to this bylaw. Roads that are concave in cross-section may be provided with curbing if required.

(3) Road Drainage

All roads within a mobile home park shall be provided with positive drainage by means of catchbasins discharging by storm sewer to the Municipal storm sewer system or other approved point of discharge. The maximum surplus flow travel of storm water in the road in any direction shall be sixty (60.0) metres (197 feet).

Catchbasin design shall be in accordance with Appendix 3 attached to this bylaw.

(4) Water Supply System

(a) All mobile home parks shall be connected to a community water supply system or a private system approved by the Ministry of Health.

(b) Water main servicing fire hydrants within a mobile home park shall be a minimum size of 150 mm. The required "fire flow" shall be 90 litres/ second.

(c) The design flow for water main shall be based on either:

(i) peak hour demand; or
(ii) peak day demand plus fire flow whichever is the greater.

(d) The internal water supply system for all mobile home parks shall be designed and installed in accordance with the requirements of the Building Bylaw of the Corporation of the Village of Harrison Hot Springs and the Provincial Plumbing Code.

(e) Potable water shall be distributed to:

(i) each service building; and
(ii) each space that is designated for a mobile home.

(f) Each water distribution branch line serving a space designated for the use of a mobile home shall have a minimum diameter of eighteen point seven five (18.75) millimetres (3/4 inch).

(5) Sanitary Sewer Systems

(a) All sanitary sewer systems within mobile home parks shall connect to the Municipal sanitary sewer system.

(b) The owner of each mobile home park shall provide for the disposal of all waste water and of all body wastes that are generated within the mobile home park by providing a sewer system connected to all plumbing fixtures and sewer laterals in the mobile home park. The said sewer system shall be designed and installed in accordance with the Building Bylaw of the Municipality and the Provincial Building Code.

(c) In each space designated for the use of a mobile home, a sewer lateral shall terminate above the surrounding grade.

(d) All outdoor vents shall be in accordance with the Building Bylaw of the Municipality and the Provincial Building Code.

(e) A manhole or cleanout shall be installed where a sewer line changes direction more than eleven (11°) degrees. Positions of cleanouts shall be clearly marked. All cleanouts shall terminate at a protected location below access covers in a concrete pad. Cleanouts shall be of material as specified in the Subdivision Servicing Bylaw. A cleanout may be omitted at the upstream end of a sewer line serving mobile homes, provided that the uppermost terminus serves a mobile home and is designed and constructed for use as a cleanout point.

(f) For the purpose of determining pipe sizes, each space designated for use of a mobile home shall be considered as having a hydraulic load of eight (8) fixture units.

(g) All standpipes that are provided because of any requirements of this bylaw or other regulation governing mobile home parks shall discharge into a sink or receptor discharging into a sewer line.

(6) Storm Sewer Systems

(a) All storm sewer systems within a mobile home park shall be connected to the Municipal storm sewer system or other approved method of discharge.

(b) Storm sewer systems shall be designed and installed in accordance with the requirements of the Design and Construction Specification as set out in the Subdivision Servicing Bylaw of the Municipality.

(c) Each mobile home pad within a mobile home park shall be set at an elevation at least decimal two (.2 m) metres above the centreline of the fronting road.

(7) Mobile Home Pads

(a) Mobile home pads shall have a minimum thickness of concrete 75 mm underlain by 75 mm crushed gravel or 50 mm asphalt, underlain by 100 mm crushed gravel and 300 mm pit-run gravel.

(b) All mobile home pads shall be sloped a minimum of one percent (1%).

(8) Site Drainage

(a) All areas within a mobile home park shall be sloped to provide positive and rapid drainage. The minimum slope to all unpaved areas shall be 1%. Lawn basins shall be installed in sufficient quantity to prevent excessive volume of discharge of surface water on unpaved areas.

(b) Swales shall be installed between all mobile home pads or sites to prevent passage of storm water from one site to the adjacent site.

(c) A lot grading plan illustrating how the storm water run-off from the site is to be handled shall accompany the application for a building permit.

(9) Electrical

(a) An approved electrical service shall be provided for each mobile home space. This installation shall comply with all provisions of B.C. Hydro and the Electrical Safety Branch, Ministry of Labour.

(b) All such electrical services shall be weatherproof.

(c) All on-site wiring shall be underground. Area and roadway lighting shall have illumination levels of 4-lux with a uniformity ratio of 6:1 average to minimum.

(d) Streetlights shall be provided for all roadways, intersections and cul-de-sacs.

## 2.15 SPECIAL REQUIREMENTS FOR STRATA TITLED MOBILE HOME PARKS

(1) For "strata-titled" mobile home parks all water, sanitary and storm sewer lines, including service connections, shutoffs etc., shall be located within common ground area. Service connections and shutoffs for individual lots may be located on that particular lot only. All services including roads, water, sanitary, storm sewer, and streetlighting shall meet the specifications set down in the Subdivision Servicing Bylaw.

# PART 3 - TOURIST TRAILER PARKS, CAMPGROUNDS AND HOLIDAY PARKS

## 3.1 GENERAL PROVISIONS

(1) No person shall:

(a) Locate, establish, construct or alter a tourist trailer park and/or a campground, or holiday park, or

(b) Cause or allow a trailer, recreational vehicle, or tent to be parked or to remain in a tourist trailer park and/or a campground or holiday park in contravention of this bylaw.

(2) No person shall establish, construct or alter a tourist trailer park and/or a campground or holiday park until a permit authorizing such work has been issued to him by the Building Inspector.

(3) No person shall establish, construct, or alter a tourist trailer park and/or a campground or holiday park unless services (water, sanitary and storm sewer) are available or are to be made available to the parcel of land on which the facility is or is to be established, constructed, or altered.

(4) No trailer or tent shall be located elsewhere in a tourist trailer park and/or a campground or holiday park than within a designated space.

(5) No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the tourist trailer park and/or a campground or holiday park pursuant to this bylaw.

## 3.2 APPLICATIONS FOR PERMITS

(1) All applications for permits for the establishment, construction or alteration of a campground and/or tourist trailer park or holiday park shall be made in writing to the Building Inspector and shall be accompanied by a general layout showing facilities to be provided in relation to adjoining developments and detailed plans showing:

(a) the area and dimensions of the site;

(b) the number, location, and dimensions of all trailer, recreational vehicle and tent spaces;

(c) the location of service buildings, any sewage disposal station, or any other proposed structures;

(d) the location and width of roads and walks;

(e) the location of water and sewage disposal systems;

(f) the location of storm drains and catchbasins.

(2) No person shall establish, construct, alter, or maintain a tourist trailer park or campground or holiday park unless:

(a) the plumbing, building and electrical installations in the tourist trailer park and/or campground or holiday park shall comply in all respects with the requirements of the respective bylaws of the Municipality and/or Provincial regulations. All public areas, administrative, and service buildings in a tourist trailer park or campground or holiday park shall be adequately lighted. All onsite electrical wiring shall be underground, and area and parking lighting shall be of the decorative type.

(b) the tourist trailer park and/or a campground or holiday park complies with all regulations made pursuant to the FIRE SERVICES ACT:

(c) the tourist trailer park and/or a campground or holiday park complies with all the regulations made pursuant to the FOREST ACT relating to fire, fire protection, and other matters;

(d) the tourist trailer park and/or a campground or holiday park is located on a site that is well drained and not in an environment prejudicial to health.

## 3.3 PERMIT FEES

The permit fees for each tourist trailer park and/or campground or holiday park shall be in accordance with Section 2.11 of this bylaw but for "mobile home space" read camping, trailer space, or recreational vehicle space.

## 3.4 GENERAL LAYOUT

(1) Each space for a trailer, tent, or recreational vehicle shall:

(a) accommodate only one trailer or one tent, or one recreational vehicle;

(b) be readily accessible from a roadway;

(c) be no closer to a roadway allowance than three (3) metres (10 ft.);

(d) have a minimum area of one hundred and thirty (130) square metres (1,400 sq.ft.) and a minimum width of eleven (11) metres (36 ft.);

(e) be clearly identified by a numbered sign or similar designation;

(f) have one space provided for parking in the area allotted for the three (3) metres (10 ft.) setback from the roadway;

(g) be no closer than seven point five (7.5) metres (25 ft.) to any boundary of the campground, or holiday park except that, in exceptional circumstances with the approval of the Building Inspector, the trailer, recreational vehicle or tent space may be located at a lesser distance to the boundary, providing there is sufficient screening. In no instance shall this distance be less than three (3) metres (10 ft.).

(h) be provided with an adequate electrical outlet where the space is designated for use by independent trailers and recreational vehicles.

(2) A minimum of 7.5% of the tourist trailer park or campground or holiday park area protected from vehicular traffic, shall be provided and maintained for playground(s), or open space restricted to such use, and/or areas devoted to active recreational facilities.

(3) In any campground or tourist trailer park or holiday park development the maximum density of trailers shall not exceed fifty (50) units to the hectare (20 u.p.a.).

## 3.5 OWNER'S RESIDENCE AND OFFICE SPACE

Within a tourist trailer park and/or campground or holiday park a dwelling unit including office space may be provided for the accommodation of the owner or operator of the campground.

## 3.6 ENGINEERING REQUIREMENTS FOR THE CONSTRUCTION OF TOURIST TRAILER PARKS, CAMPGROUNDS AND HOLIDAY PARKS

(1) Roadways

(a) Access to and from a tourist trailer park and/or campground or holiday park shall have a minimum roadway width of thirteen metres (13 m) (42 ft.) and a minimum hard surfaced or gravelled width of six decimal five metres (6.5 m) (21 ft.). No parking shall be allowed on the access roadway.

(b) All camping sites, owner's or operator's residence, service buildings as well as other facilities where access is required shall have access by an internal roadway system.

(c) Roadways giving access to and from camping sites shall have a minimum roadway width of six decimal five metres (6.5 m) and a minimum hard surfaced or gravelled width of four metres (4 m) if the roadway is for one way traffic and six metres (6 m) if the roadway is for two way traffic..

(d) Roadways in a tourist trailer park and/or campground or holiday park shall be well drained, and maintained in such a manner as to render them free from dust at all times.

(e) Dead end roadways and cul-de-sacs shall have a turning circle at the end with a radius of at least 14 m (45 ft.).

(2) Water Supply

(a) The owner of a tourist trailer park and/or campground or holiday park shall provide a water supply system to furnish a constant supply of safe water in compliance with the Health Act.

(b) A trailer or recreational vehicle space, if equipped with a water service connection, it shall be so constructed that it will not be damaged by the parking of the trailer or recreational vehicle.

(c) Water connections shall be protected against contamination during connection and disconnection of water or sewer connecting pipes and hoses. Back flow preventers shall be installed in all water service connections.

(3) Sewage Disposal

(a) The owner of a tourist trailer park and/or campground or holiday park shall provide for the disposal of all waste water and of all sewage generated within the campground by causing all sewage and waste water to be discharged into the community sewer system or private sewer system.

(b) Each camping site intended for use by a trailer or recreational vehicle equipped with a water closet, bath tub or shower and sink, waste from which shall be disposed of directly into a sewer, shall be provided with at least a four inch sewer connection. The sewer connection shall be so constructed that it can be closed when not linked to a trailer to prevent the escape of odours.

(c) The owner of a campground shall prohibit the discharge of sewage or liquid wastes onto the ground by any user of his campsite.

## 3.7 SERVICE BUILDINGS

(1) Within a tourist trailer park and/or campground or holiday park the owner shall provide an adequately lighted service building or service buildings, of permanent construction in which:

(a) Sanitary facilities shall be provided in accordance with the following table:

| Number of Camping Sites (*1) | Toilets | | Urinals | Washbasins | | Showers | | Other (*2) Fixtures |
|---|---|---|---|---|---|---|---|---|
| | Men | Women | Men | Men | Women | Men | Women | |
| 1 - 15 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| 16 - 30 | 1 | 2 | 1 | 2 | 2 | 1 | 1 | |
| 31 - 45 | 2 | 2 | 1 | 3 | 3 | 1 | 1 | |
| 46 - 60 | 2 | 3 | 2 | 3 | 3 | 2 | 2 | |
| 61 - 80 | 3 | 4 | 2 | 4 | 4 | 2 | 2 | |
| 81 - 100 | 3 | 4 | 2 | 4 | 4 | 3 | 3 | |

For campgrounds having more than 100 trailer, recreational vehicle, and tent sites (*1), there shall be provided one additional toilet and washbasin for each sex, for each additional 30 sites; one additional shower for each sex for each additional 40 sites; and one additional men's urinal for each additional 100 sites.

(*1) Camping sites for tents, dependent trailers and dependent recreational vehicles only.

(*2) Additional fixtures including laundry tubs and clothes washing machines on the basis of one laundry unit for every thirty (30) camping sites. Conveniently located slop sink(s) for the disposal of liquid waste shall be provided on the basis of one sink for every thirty (30) camping sites.

(b) All water closets and urinals shall be the flush type.

(c) Each water closet, bath tub, or shower shall be in a compartment, so constructed that the occupancy cannot be observed from without, and each compartment shall have a door capable of being secured from within.

(d) A tight partition from floor to ceiling shall separate those facilities designated for males and females within the same building.

(e) All rooms shall be well ventilated with all openings effectively screened.

(2) Service buildings shall be located at least four point five (4.5) metres (15 ft.) and not more than one hundred and fifty (150) metres (500 ft.) from any camping site, except that an independent trailer or recreational vehicle space may be located more than one hundred and fifty (150) metres (500 ft.) from a service building.

(3) Each service building shall comply with the building, plumbing and electrical regulation bylaws of the Village except that:

(a) Walls, floors and partitions shall be easily cleaned and not damaged by frequent hosing, wetting or disinfecting, and interior finishes shall be smooth, hard, durable, highly water resistant, and contain a minimum of dirt catching or holding crevices, pockets or ledges.

(b) Along all walls a fifteen (15) centimetre (6 in.) high base of water proof masonry or masonry composition shall be constructed which shall have rounded corners and shall be coved into the floor.

(4) (a) Laundry facilities shall be provided in the ratio of one laundry unit for every thirty (30) camping sites and shall be in a separate room of a service building or in a separate building.

(b) A laundry unit shall consist of not less than one laundry tub and one clothes washing machine in working order.

(c) If the Building Inspector is satisfied that there are launderette facilities available to the public within a reasonable distance from a campground, he may preclude the requirements under Section 3.8 (4) (a) and (b).

(5) Where a lot contains both a mobile home park and a tourist trailer park or campground, one single service building is permitted to serve both uses together provided that it contains the combined total of the facilities required for each use individually.

(6) Every trailer park and/or campground or holiday park may contain a building to accommodate an administrative office. This building shall conform in all respects to the Building Regulations of the Municipality and may provide for such uses as are permitted by the Village Zoning Bylaw.

## 3.8 GARBAGE DISPOSAL

(1) The owner of a tourist trailer park and/or campground or holiday park shall:

(a) provide sufficient garbage containers that are durable, fly-tight, water-tight, and rodent proof for the disposal of all garbage.

(b) maintain the containers so that they shall not become foul smelling, unsightly, or a breeding place for flies.

(c) be responsible for ensuring that no person shall dispose of garbage, waste, or refuse except in accordance with the arrangements made for the campground.

(d) be responsible for the removal and disposal of garbage and refuse in a manner approved by the Medical Health Officer, or, where such service is provided by the Municipality, he may arrange with the Municipality for garbage and refuse collection.

## 3.9 TRAILER SEWAGE DISPOSAL STATION

(1) Where any tourist trailer park and/or campground or holiday park contains sites for use by trailers and recreational vehicles, excluding spaces for tents and tent trailers, the owner shall, except where all of the spaces are provided with sewer connections in accordance with Section 3.6 (3) provide a sewage disposal station.

(a) located in an area apart from any roadway and out of which a trailer or recreational vehicle may be easily and conveniently moved.

(b) for the purpose of receiving the contents of trailer or recreational vehicle sewage-storage tanks.

(c) approved by the Medical Health Officer.

(2) Trailer and recreational vehicle sewage-disposal stations shall be constructed in accordance with the design shown in Appendix 4 to this Bylaw. Variations of this design, which indicate minimum requirements, may be acceptable.

3.10 SUPERVISION

(1) The owner of every tourist trailer park and/or campground or holiday park shall maintain all equipment in or on the campground in a clean, safe, and sanitary collection.

(2) The owner shall not register or accommodate more parties of campers than there are camping sites.

(3) The owner shall take adequate steps to exterminate vermin and keep the campground free therefrom.

(4) Every tourist trailer park and/or campground or holiday park shall be kept free of inflammable debris and rubbish at all times.

(5) Fires shall be made only in stoves, incinerators, outdoor barbecues, or other equipment or structures designed for that purpose.

(6) No owner or person in charge of a dog or cat or other pet animal shall permit it to run at large or to commit any nuisance within any tourist trailer park and/or campground or holiday park.

(7) Where a condition exists which, in the opinion of the Medical Health Officer, is a menace to the public health herein provided, such Medical Health Officer may order the owner to take such action as he deems appropriate to correct that condition and, if necessary, to close such campground to the public until such conditions have been remedied, and any person who continues to operate a campsite after such closing order by the Medical Health Officer while such conditions exist shall be quilty of an infraction of this Bylaw.

## PART 4 - SEVERABILITY

4. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

## PART 5 - PENALTY

5. Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing required by this Bylaw shall be guilty of an offence under this Bylaw and shall be liable on summary conviction to the penalties prescribed by the Offence Act.

Each day during which such violation is continued shall be deemed to constitute a new and separate violation and shall be liable on summary conviction to the penalties prescribed by the Offence Act.

READ A FIRST TIME THIS 22nd DAY OF March, 1988.

READ A SECOND TIME THIS 22nd DAY OF March, 1988.

READ A THIRD TIME THIS 12TH DAY OF July, 1988.

RECONSIDERED AND FINALLY PASSED AND ADOPTED THIS 26TH DAY OF July, 1988.

(MAYOR)

(CLERK)

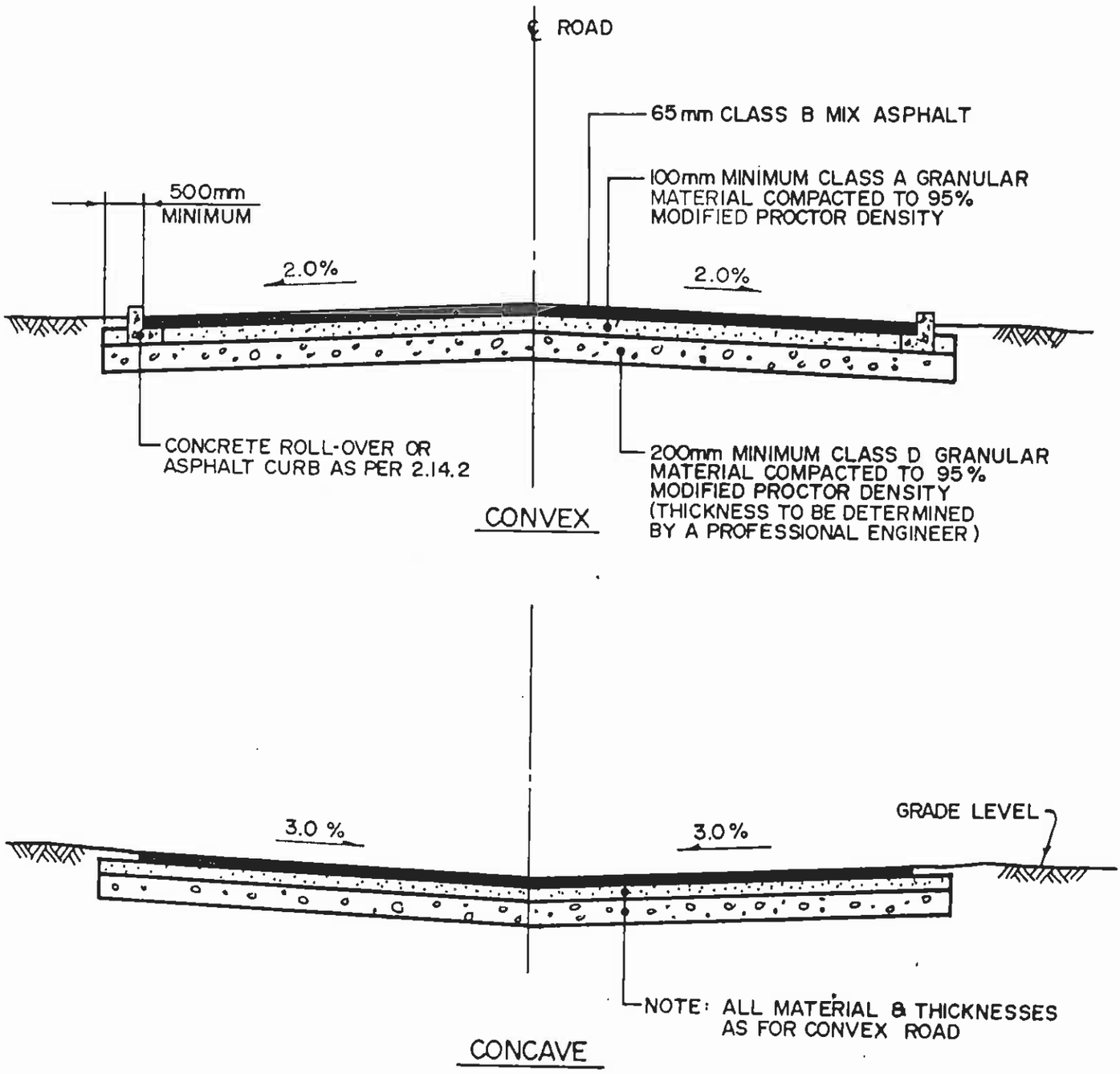
Certified a true and correct copy of Bylaw No. 481, 1988 as adopted.

(CLERK)

*A true copy of By-Law No. 481 registered in the office of the Inspector of Municipalities this 25th day of October 1988.*

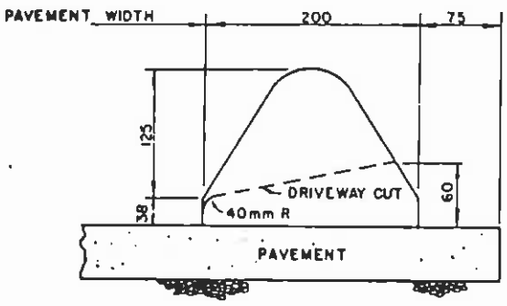
*Deputy Inspector of Municipalities*

# APPENDIX I




ROAD CROSS SECTIONS

# APPENDIX 2

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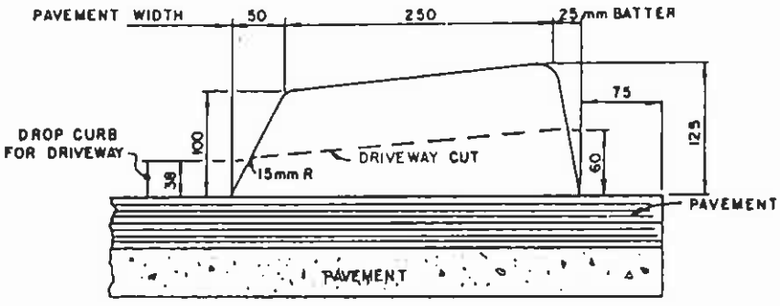


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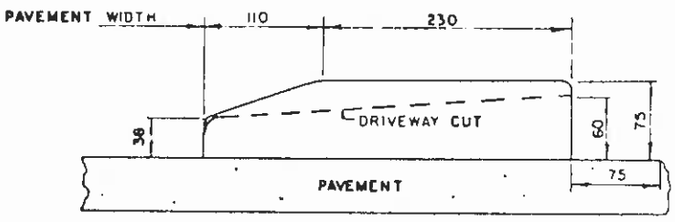


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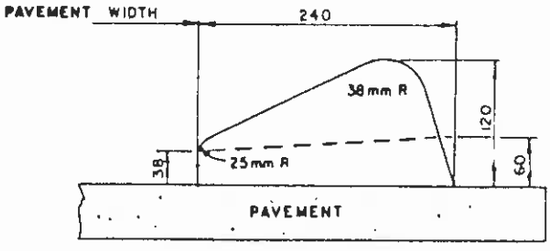
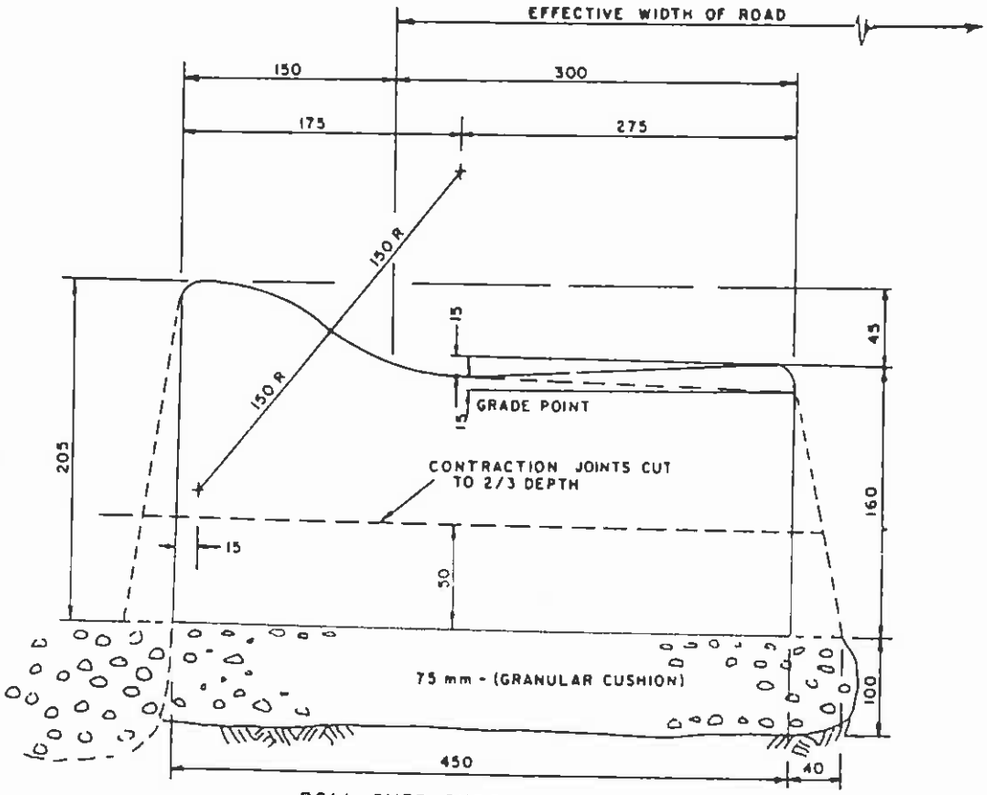



TYPE 4

NOTE: ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE INDICATED

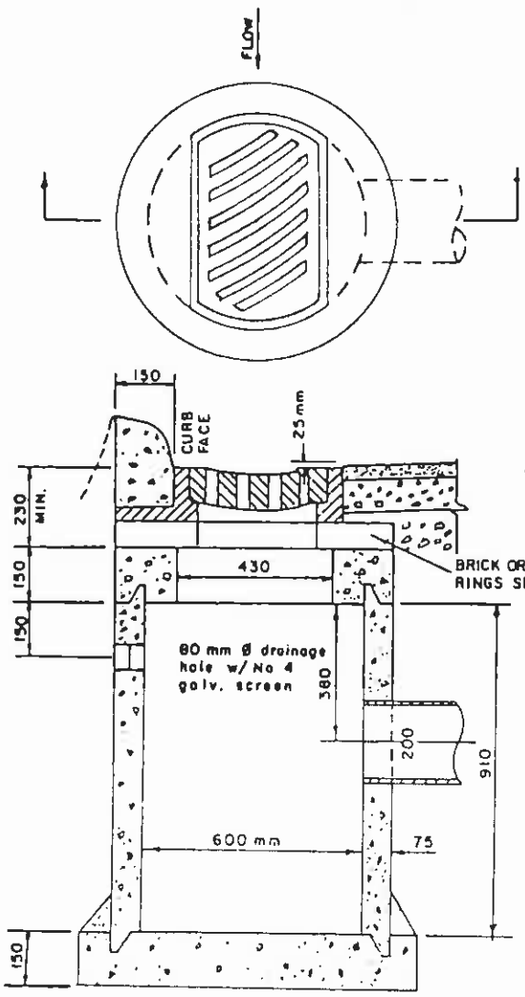
## TYPICAL EXTRUDED CURBS



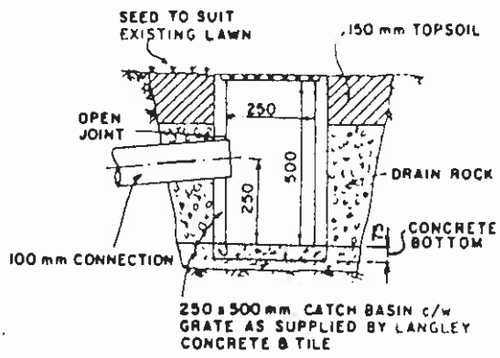

ROLL-OVER CURB WITH GUTTER

(ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED)

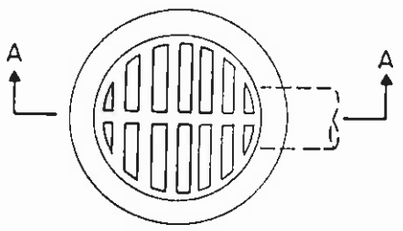
# APPENDIX 3

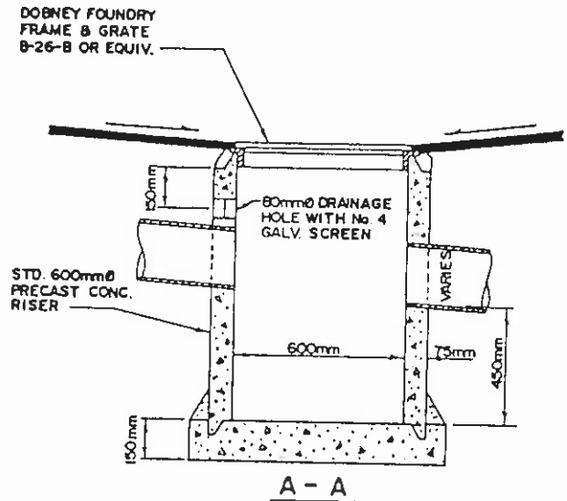



STANDARD CATCHBASIN




LAWN DRAIN



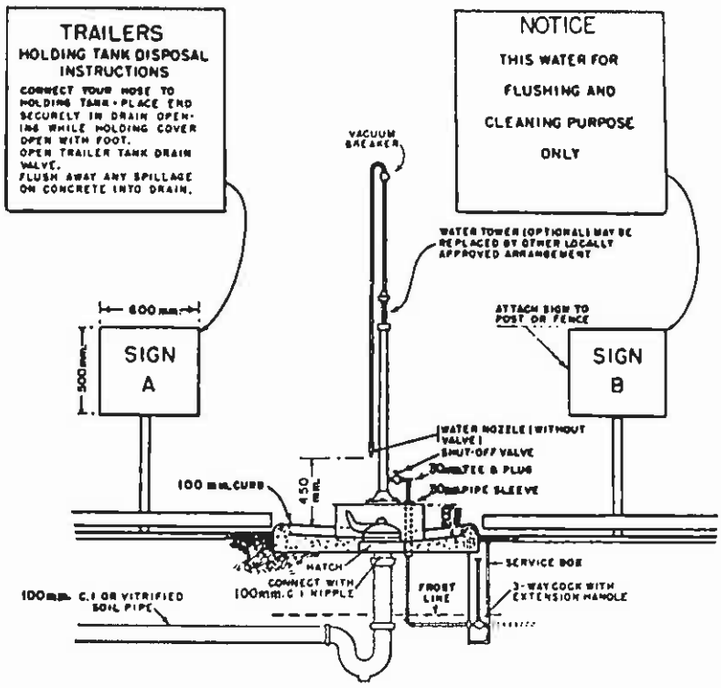

A - A

TYPICAL CATCHBASIN MANHOLE

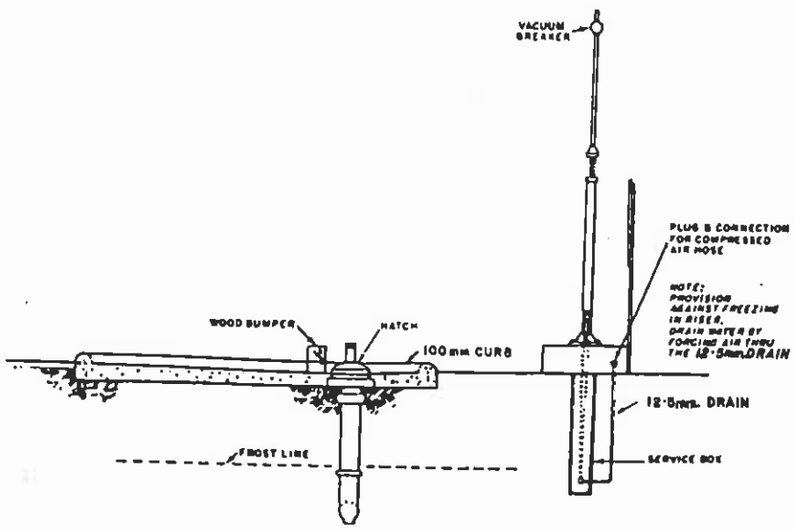
N.T.S.

# APPENDIX 4

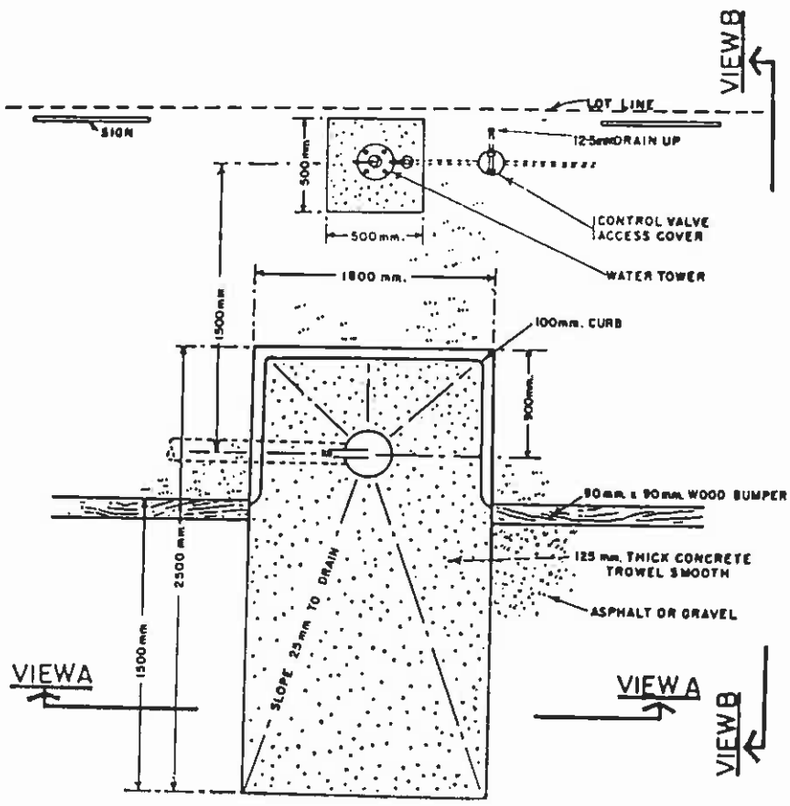
## Trailer Sewage Disposal System



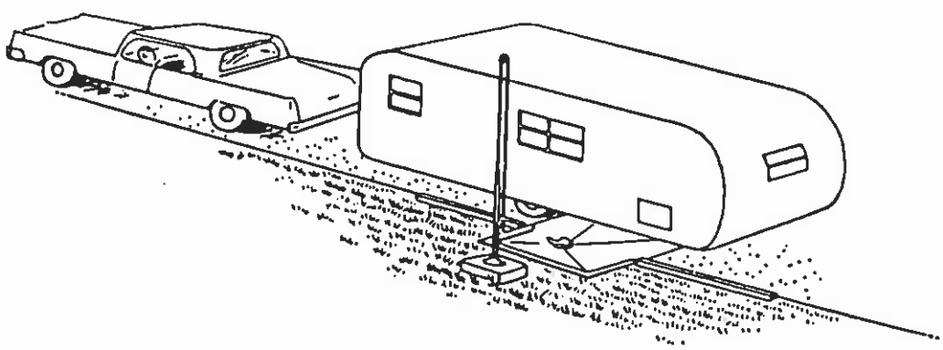

VIEW A




VIEW B


VIEW B
LOT LINE
SIGN
500mm
12·5mm DRAIN UP
CONTROL VALVE ACCESS COVER
500mm.
WATER TOWER
1800 mm.
1500mm
100mm. CURB
900mm.
90mm. x 90mm. WOOD BUMPER
125 mm. THICK CONCRETE TROWEL SMOOTH
ASPHALT OR GRAVEL
2500 mm
1500mm
SLOPE 25mm TO DRAIN
VIEW A
VIEW A
VIEW B

PLAN



**VILLAGE OF HARRISON HOT SPRINGS**
**BYLAW NO. 1213, 2024**

**A bylaw to repeal the Corporation of the Village of Harrison Hot Springs "Campground, Holiday Park, and Mobile Home Regulation Bylaw No. 481, 1988"**

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**WHEREAS** the Mayor and Council of the Village of Harrison Hot Springs has deemed it advisable to repeal the Corporation of the Village of Harrison Hot Springs "Campground, Holiday Park and Mobile Home Regulation Bylaw No. 481, 1988" as adopted July 26, 1988;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**CITATION**

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Campground, Holiday Park, and Mobile Home Regulation Repealing Bylaw No. 1213, 2024**".

**REPEAL CLAUSE**

2. **"**Campground, Holiday Park, and Mobile Home Regulation Bylaw No. 481, 1988", and all amendments thereto, in their entirety are hereby repealed, as of the date of this Bylaw's adoption.

READ A FIRST TIME THIS _____ DAY OF _____ 2024.

READ A SECOND TIME THIS _____ DAY OF _____ 2024.

READ A THIRD TIME THIS _____ DAY OF _____, 2024.

ADOPTED THIS _____ DAY OF _____, 2024.

| | |
|---|---|
| _____ | _____ |
| Fred Talen | Amanda Graham |
| Mayor | Corporate Officer |